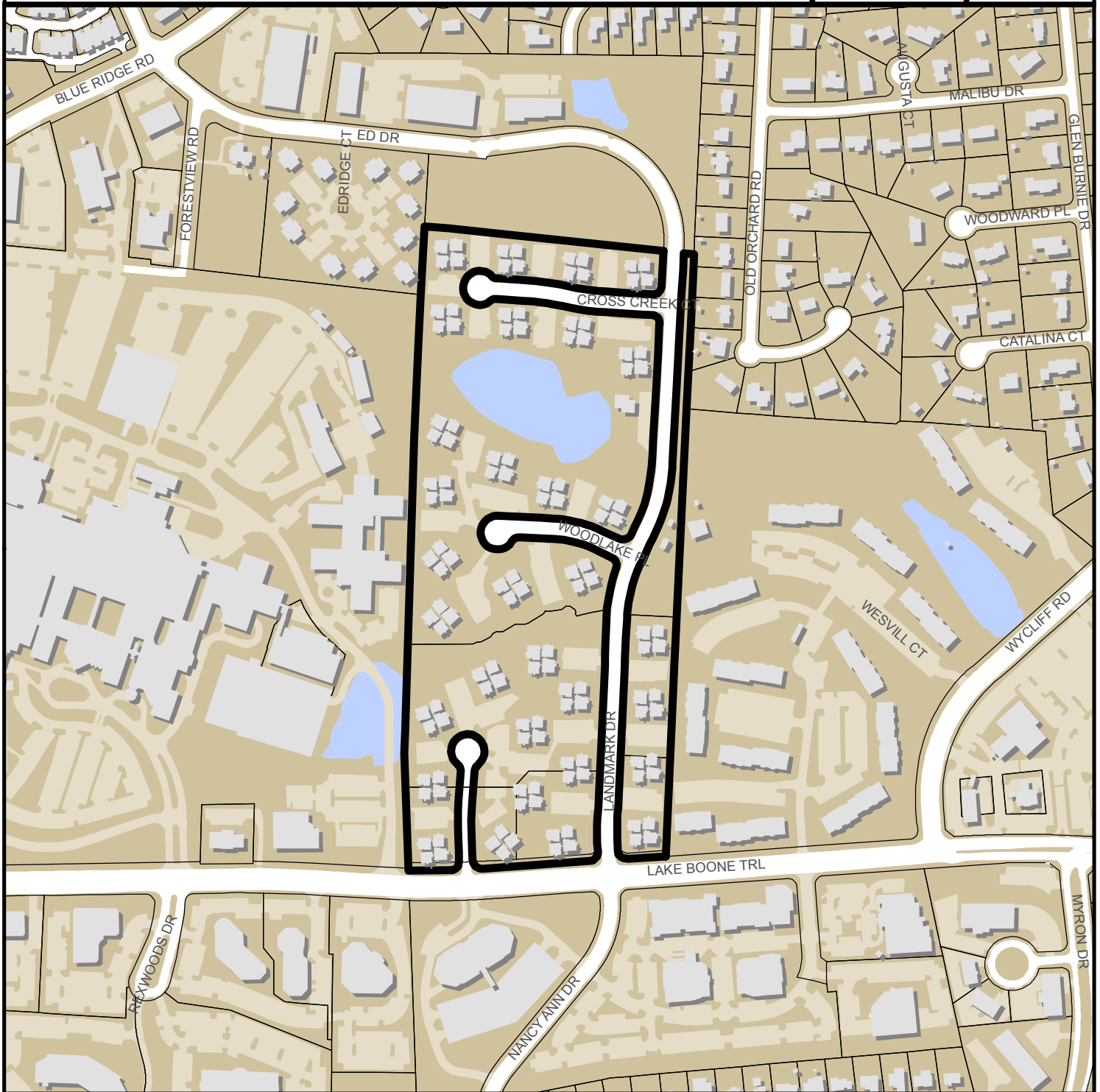


# THE VILLAGES OF LAKE BOONE TRAIL S-50-2014



0 300 600 1,200 Feet

Zoning: **NX-4 OX-4, OX-3  
& CX-4- all w/CU**

CAC: **Northwest**

Drainage Basin: **House**

Acreage: **34.29**

Number of Lots: **12**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

Applicant: **Tribridge  
Residential, LLC**  
Phone: **(404) 367-6546**



# Preliminary Subdivision Plan Application

S-50-14  
VILLAGES AT LAKE BOONE TRAIL  
(SUNSET EXTENSION)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

<b>Office Use Only:</b> Transaction # <u>551024</u> Project Coordinator _____		Team Leader <u>WALTEKS</u>	
<b>PRELIMINARY APPROVALS</b>			
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservative Subdivision
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #: <u>412776</u> (Previously Approved as S-50-14)			
<b>GENERAL INFORMATION</b>			
Development Name <u>The Villages of Lake Boone Trail (Sunset Extension Request)</u>			
Proposed Use <u>Retail and Residential</u>			
Property Address(es) <u>2521 and 2520 Landmark Drive</u>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed <u>0785-93-3119</u>	PIN Recorded Deed <u>0785-93-7030</u>	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input checked="" type="checkbox"/> Other (describe): <u>Apartments</u>			
<b>OWNER/DEVELOPER INFORMATION</b>			
Company Name <u>TBR Lake Boone Owner, LLC/TR</u>		Owner/Developer Name <u>Robert H. West, Vice President</u>	
Address <u>1575 Northside Drive NW, Bldg 100, Suite 200, Atlanta, GA 30318</u>			
Phone <u>(404)367-6546</u>		Email <u>bobbyw@tribridgeresidential.com</u>	Fax _____
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>			
Company Name <u>Bass, Nixon and Kennedy, Inc.</u>		Contact Name <u>David L. Dunn, PE</u>	
Address <u>6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607</u>			
Phone <u>(919)851-4422</u>		Email <u>david.dunn@bnkinc.com</u>	Fax _____



**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)****ZONING INFORMATION**

Zoning District(s) CX-5-PL-CU, CX-5-CU, CX-4-PL-CU, CX-4-CU, NX-4-CU, OX-4-CU and OX-3-CU

If more than one district, provide the acreage of each: 2.67, 6.47, 0.94, 4.04, 10.0, 8.21 and 1.32

Overlay District? ☐ Yes ☒ NoInside City Limits? ☒ Yes ☐ No

CUD (Conditional Use District) Case # Z- 20-13

COA (Certificate of Appropriateness) Case # N/A

BOA ( Board of Adjustment) Case # A- N/A

**STORMWATER INFORMATION**Existing Impervious Surface N/A acres/sf Flood Hazard Area ☐ Yes ☒ NoProposed Impervious Surface N/A acres/sf Neuse River Buffer ☒ Yes ☐ NoWetlands ☒ Yes ☐ No

If in a Flood Hazard Area, provide the following:

Alluvial Soils N/A

Flood Study N/A

FEMA Map Panel # N/A

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached N/A Attached N/A

Total # of Single Family Lots N/A Total # of All Lots N/A

Overall Unit(s)/Acre Densities Per Zoning Districts N/A

Total # of Open Space and/or Common Area Lots N/A

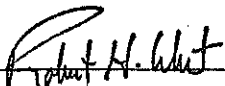
**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate David L. Dunn (BNK) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature



Date

4/6/2018

Signature

Date

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>		✓		
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓		
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/



R:\2017\17103 - Woodlake Place Apts (Hanover)\CIVIL\03 Preliminary\01 - 17103\_Cover-Original.dwg, 4/10/2018 2:28:12 PM, Robert Burgoon  
R:\2017\17103 - Woodlake Place Apts (Hanover)\CIVIL\03 Preliminary\01 - 17103\_Cover-Original.dwg, 4/10/2018 2:28:12 PM, Robert Burgoon  
R:\2017\17103 - Woodlake Place Apts (Hanover)\CIVIL\03 Preliminary\01 - 17103\_Cover-Original.dwg, 4/10/2018 2:28:12 PM, Robert Burgoon

### ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 998-2409, and the **Public Utilities Department** at (919) 998-4540, at least **twenty-four hours** prior to beginning any of their construction.

**Failure** to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure** to call for **Inspection**, **Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

# THE VILLAGES OF LAKE BOONE TRAIL

THE VILLAGES OF LAKE BOONE TRAIL PRELIMINARY SUBDIVISION PLAN WAS PREVIOUSLY PREPARED BY THE MCADAMS COMPANY AND APPROVED BY THE CITY OF RALEIGH ON MAY 18, 2015 AS CASE NO. S-50-14. THIS SUBMITTAL IS FOR A SUNSET EXTENSION REQUEST. MOST OF THE INFORMATION INCLUDED ON THE COVER SHEET AND ALL OF THE FOLLOWING SHEETS WERE PREPARED BY THE MCADAMS COMPANY AND WERE INCLUDED IN THE ORIGINAL APPROVED PRELIMINARY SUBDIVISION PLAN SUBMITTAL. THE COVER SHEET HAS BEEN AMENDED TO REFLECT THE SUNSET EXTENSION REQUEST AND BNK AS THE ENGINEERING CONTACT FOR THE SUBMITTAL.

PRELIMINARY SUBDIVISION FOR:  
THE VILLAGES OF LAKE BOONE TRAIL  
RALEIGH, NORTH CAROLINA  
TBR-14000

### Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831  
Litchford Satellite Office | 1320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #: 412776 (Previously Approved as S-50-14)		
GENERAL INFORMATION		
Development Name The Villages of Lake Boone Trail (Sunset Extension Request)		
Proposed Use Retail and Residential		
Property Address(es) 2521 and 2520 Landmark Drive		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0785-85-3119	PIN Recorded Deed 0785-85-7030	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input checked="" type="checkbox"/> Other (describe): Apartments		
OWNER/DEVELOPER INFORMATION		
Company Name TBR Lake Boone Owner, LLC/TR Owner/Developer Name Robert H. West, Vice President		
Address 1575 Northside Drive NW, Bldg 100, Suite 200, Atlanta, GA 30318		
Phone (404)367-6546 Email bobbyw@tribridgeresidential.com Fax		
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Bass, Nixon and Kennedy, Inc., Contact Name David L. Dunn, PE		
Address 6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607		
Phone (919)851-4422 Email david.dunn@bnkinc.com Fax		
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s) CX-5-PL-CU, CX-5-CU, CX-4-PL-CU, CX-4-CU, NX-4-CU, OX-4-CU and OX-3-CU		
If more than one district, provide the acreage of each: 2.67, 6.47, 0.94, 4.04, 10.0, 8.21 and 1.32		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUD (Conditional Use District) Case # Z-20-13		
COA (Certificate of Appropriateness) Case # N/A		
BOA (Board of Adjustment) Case # A- N/A		
STORMWATER INFORMATION		
Existing Impervious Surface N/A acres/sf Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Proposed Impervious Surface N/A acres/sf Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If in a Flood Hazard Area, provide the following:		
Alluvial Soils N/A Flood Study N/A FEMA Map Panel # N/A		
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached N/A Attached N/A		
Total # of Single Family Lots N/A Total # of All Lots N/A		
Overall Unit(s)/Acre Densities Per Zoning Districts N/A		
Total # of Open Space and/or Common Area Lots N/A		
SIGNATURE BLOCK (Applicable to all developments)		
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.		
I hereby designate David L. Dunn (BNK) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.		
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature [Signature] Date 4/6/2018		
Signature Date		

## PRELIMINARY SUBDIVISION SUNSET EXTENSION SUBMITTAL

ORIGINAL CITY OF RALEIGH TRANSACTION #412776

CITY OF RALEIGH CASE# S-50-14

2412 LANDMARK DRIVE

RALEIGH, NORTH CAROLINA

PROJECT NUMBER: TBR-14000

DATE: APRIL 10, 2018

### ZONING CONDITIONS:

ORDINANCE (2013) 238Z0693

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH

SECTION 1. THAT SECTION 10 OF THE CITY OF RALEIGH CODE, WHICH INCLUDES THE ZONING DISTRICT MAP, BE AND THE SAME IF HEREBY AMENDED AS FOLLOWS:

Z-20-13 -- LANDMARK DRIVE, CONDITIONAL USE -- LOCATED ON LAKE BOONE TRAIL BEING WAKE COUNTY PIN(S), 0785-93-2086 APPROXIMATELY 34.29 ACRE(S) TO BE REZONED FROM O&E-1 CUD, TO CX-5-PL CU, CX-4-PL CU, NX-4 CU, OX-3 CU, OX-4 CU.

CONDITIONS DATED: 09/19/13

NARRATIVE OF CONDITIONS BEING REQUESTED:

1. THE FOLLOWING PRINCIPAL USES, AS LISTED IN UDO SECTION 6.1.4, "ALLOWED PRINCIPAL USE TABLE", SHALL BE PROHIBITED ON ALL PORTIONS OF THE PROPERTY:

- BOARDINGHOUSE
- DORMITORY, FRATERNITY, SORORITY
- MONASTERY, CONVENT
- ORPHANAGE
- EMERGENCY SHELTER TYPE A
- EMERGENCY SHELTER TYPE B
- SPECIAL CARE FACILITY
- CEMETERY
- COLLEGE, COMMUNITY COLLEGE, UNIVERSITY
- CIVIC CLUB
- MUSEUM, LIBRARY
- SCHOOL, PUBLIC OR PRIVATE (K-12)
- AERATION FACILITY, ARTESIAN WELL
- TELECOMMUNICATION TOWER-- ALL TYPES
- WATER OR SANITARY SEWER TREATMENT PLANT
- ADULT ESTABLISHMENT
- BILLIARD HALL, POOL HALL
- R. BINGO PARLOR
- BOWLING ALLEY
- CONVENTION CENTER, ARENA
- SHOOTING RANGE

- MINIATURE GOLF FACILITY
- MOTOR TRACK
- MOVIE THEATER OR OTHER INDOOR THEATER
- SKATING RINK
- RADIO, TV OR RECORDING STUDIO, UTILITY OFFICE
- AA. OUTDOOR RECREATION ALL TYPES
- BB. BED AND BREAKFAST
- CC. YOUTH HOSTEL
- DD. PASSENGER TERMINAL--ALL TYPES
- PET CREMATORIUM
- FF. LOCKSMITH
- GG. PALMIST, PSYCHIC, MEDIUM, FORTUNE TELLING
- EE. FUNERAL HOME, FUNERAL PARLOR, MORTUARY, UNDERTAKING ESTABLISHMENT, CREMATORIUM
- HH. POST OFFICE
- II. TATTOO PARLOR, BODY PIERCING
- JJ. WEDDING CHAPEL
- KK. PAWNSHOP
- LL. VEHICLE SALES/RENTAL
- MM. LIGHT MANUFACTURING
- NN. CAR WASH
- OO. VEHICLE REPAIR -- ALL TYPES

2. UPON REDEVELOPMENT OF THE PROPERTY, EXCLUDING MAINTENANCE AND REPAIRS OF EXISTING BUILDINGS OR STRUCTURES, OR RECONSTRUCTION WITH LIKE SIZE BUILDINGS AND USES, THAT AREA ON THE PROPERTY (THE "BUFFER AREA") BETWEEN THE EASTERN EDGE OF THE RIGHT-OF-WAY OF LANDMARK DRIVE AND THE PROPERTY LINE ADJACENT TO THOSE PROPERTIES DESCRIBED IN THE DEEDS RECORDED IN THE WAKE COUNTY REGISTRY AS FOLLOWS: BOOK 1437B, PAGE 129B; BOOK 4681, PAGE 860; BOOK 3491, PAGE 38; BOOK 6241, PAGE 489; AND BOOK 15160, PAGE 1925 (COLLECTIVELY, THE "SINGLE FAMILY RESIDENTIAL PARCELS") SHALL, AT A MINIMUM, BE PLANTED WITH FIVE SHADE TREES PER 100 LINEAL FEET AND FOUR UNDERSTORY TREES PER 100 LINEAR FEET.

3. OTHER THAN THE INSTALLATION AND MAINTENANCE OF THE PLANTING MATERIAL REFERENCED IN ABOVE CONDITION 2, THE BUFFER AREA SHALL NOT BE DISTURBED, WITH THE FOLLOWING EXCEPTIONS: (A) UTILITY SERVICES AND RELATED EASEMENTS; (B) STORM DRAINAGE FACILITIES AND RELATED EASEMENTS; (C) PLANTING MATERIAL AND ANY FENCES OR WALLS PERMITTED BY THE UDO TO COMPLETE ANY TRANSITION REQUIREMENTS; AND (D) REMOVAL OF DEAD, PEST INFESTED, DISEASED OR DAMAGED PLANT MATERIALS THAT POSE SAFETY HAZARDS, PROVIDED NONE OF THESE ACTIVITIES ARE ALLOWED IN DESIGNATED TREE CONSERVATION AREAS, IF ANY.

4. UPON REDEVELOPMENT OF THAT PORTION OF THE PROPERTY DESIGNATED AREA 1 ON THE ATTACHED EXHIBIT 1, EXCLUDING MAINTENANCE AND REPAIRS OF EXISTING BUILDINGS OR STRUCTURES OR RECONSTRUCTION WITH LIKE SIZE BUILDINGS AND USES, NO NEW BUILDINGS OR ADDITIONS TO EXISTING BUILDINGS SHALL BE CONSTRUCTED WITHIN ONE HUNDRED AND TWENTY (120) FEET OF THE COMMON PROPERTY LINE WITH THE SINGLE FAMILY RESIDENTIAL PARCELS. THE MAXIMUM BUILDING HEIGHT SHALL BE FORTY-FIVE (45) FEET FOR NEW BUILDINGS OR ADDITIONS TO EXISTING BUILDINGS LOCATED WITHIN THAT PORTION OF AREA 1 THAT IS WITHIN TWO HUNDRED AND TWENTY (220) FEET FROM THE SINGLE FAMILY RESIDENTIAL PARCELS.

5. EXCEPT FOR DIRECT BROADCAST SATELLITE DISHES MEASURING THIRTY-NINE (39) INCHES OR LESS, ALL HVAC OR MECHANICAL EQUIPMENT INCLUDING DISH ANTENNAE, LOCATED ON THE ROOF OF ANY BUILDING CONSTRUCTED AFTER THE ADOPTION OF THIS REZONING ORDINANCE SHALL BE SCREENED IN ACCORDANCE WITH UDO SECTION 7.2.5.D.2.

6. WITHIN THIRTY (30) DAYS OF THE DATE OF THE ADOPTION OF THIS REZONING ORDINANCE, THE PROPERTY OWNER SHALL REQUEST THE CITY OF RALEIGH TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF LAKE BOONE TRAIL AND LANDMARK DRIVE. IF NO TRAFFIC LIGHT IS APPROVED BY THE CITY, THEN THE OWNER OF THE REZONED PROPERTY, OR IF THERE ARE MORE THAN ONE LOT OWNER, THE OWNER OF THE LARGEST PORTION OF THE PROPERTY, SHALL ALSO MAKE THIS REQUEST AT LEAST EVERY TWO (2) YEARS THEREAFTER. FURTHER, AND IN ADDITION TO OTHER NOTICES REQUIRED HEREUNDER, THE APPLICANT FOR A SUBDIVISION PLAN OR SITE PLAN REVIEW SHALL ALSO MAKE THIS REQUEST AT THE TIME OF APPLICATION, EXCEPT FOR SUCH PLANS ASSOCIATED WITH MAINTENANCE AND REPAIR OF EXISTING BUILDINGS OR STRUCTURES OR RECONSTRUCTION WITH LIKE SIZE BUILDINGS AND USES. NOTICE OF THE REQUESTS MADE PURSUANT TO THIS CONDITION 6. SHALL BE PROVIDED TO THE MEREDITH WOODS NEIGHBORHOOD AND THE OWNERS OF THE SUMMIT OFFICE BUILDING (BOOK 11297, PAGE 1077) IN ACCORDANCE WITH THE METHODS PERMITTED BY EITHER SUBSECTION A. OR SUBSECTION B. OF UDO SECTION 10.2.1.C.1. THE OBLIGATIONS IMPOSED BY THIS CONDITION 6. SHALL EXPIRE TEN (10) YEARS FROM THE DATE OF THE ADOPTION OF THIS REZONING ORDINANCE.

### DEVELOPER:

TRIBRIDGE RESIDENTIAL, LLC

1575 NORTHSIDE DRIVE NW

BUILDING 100, SUITE 200

ATLANTA, GEORGIA 30318

CONTACT: ROBERT H. WEST

404-367-6546

bobbyw@tribridgeresidential.com

### NOTES:

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERNING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- WITHIN TEN (10) YEARS OF THE DATE OF THE ADOPTION OF THIS REZONING ORDINANCE AND AFTER WRITTEN NOTICE FROM THE CITY OF RALEIGH OR THE CITY'S DECISION TO PERMIT THE INSTALLATION OF THE TRAFFIC SIGNAL AT THE INTERSECTION OF LAKE BOONE TRAIL AND LANDMARK DRIVE, THE OWNER OF THE REZONED PROPERTY, OR IF THERE ARE MORE THAN ONE LOT OWNER, THE OWNER OF THE LARGEST PORTION OF THE PROPERTY, SHALL CONTRIBUTE \$85,000 TO THE CITY OF RALEIGH FOR USE IN CONNECTION WITH THE TRAFFIC SIGNAL'S INSTALLATION. SUCH PAYMENT SHALL BE PROVIDED TO THE CITY OF RALEIGH WITHIN SIX (6) MONTHS OF THE DATE OF THE CITY'S DECISION.
- A LIGHTING PLAN AND PHOTOMETRIC ANALYSIS OF THE PROPOSED SITE LIGHTING FOR THE PROPERTY SHALL BE SUBMITTED IN ACCORDANCE WITH UDO ARTICLE 7.4. FOR THOSE PORTIONS OF THE PROPERTY DESIGNATED AREA 1, AREA 2 OR AREA 4 ON THE ATTACHED EXHIBIT 1, LIGHTING FEATURES SHALL CREATE DOWNWARD LIGHTING AND, IF NECESSARY, WILL UTILIZE SHIELDING, HOODS, OR OTHER APPROPRIATE.
- THE APPLICANT FOR ANY SITE PLAN CONCERNING ANY PORTION OF THE PROPERTY, EXCLUDING MAINTENANCE AND REPAIRS OF EXISTING BUILDINGS OR STRUCTURES OR RECONSTRUCTION WITH LIKE SIZE BUILDINGS AND USES, SHALL PROVIDE, AT LEAST THIRTY (30) DAYS IN ADVANCE OF SUBMITTING A SITE PLAN REVIEW APPLICATION, WRITTEN NOTICE TO ALL OWNERS OF THE SINGLE FAMILY RESIDENTIAL PARCELS OF THE APPLICANT'S SUBMITTAL OF ANY SITE PLAN TO THE CITY. SUCH NOTICE SHALL INCLUDE A PROPOSED MEETING DATE, WHERE THE APPLICANT WILL PRESENT THE SITE PLAN, LIGHTING PLAN, AND PHOTOMETRIC ANALYSIS PREPARED IN CONJUNCTION WITH SUCH SITE PLAN. THE APPLICANT SHALL FURNISH SUCH NOTICE OF THIS MEETING TO THE OWNERS OF THE SINGLE FAMILY RESIDENTIAL PARCELS AT LEAST FOURTEEN (14) DAYS IN ADVANCE OF THE APPLICANT'S PROPOSED MEETING DATE. THE NOTICE REQUIRED BY THIS CONDITION SHALL BE PROVIDED IN ACCORDANCE WITH THE METHODS PERMITTED BY EITHER SUBSECTION A. OR SUBSECTION B. OF UDO SECTION 10.2.1.C.1.
- PRIOR TO RECDATION OF A SUBDIVISION PLAT OR ISSUANCE OF A BUILDING PERMIT FOR NEW DEVELOPMENT ON THE PROPERTY, WHICHEVER SHALL FIRST OCCUR, A TRANSIT EASEMENT SHALL BE DEED TO THE CITY AND RECORDED IN THE WAKE COUNTY REGISTRY. PRIOR TO RECDATION OF THE TRANSIT EASEMENT, THE DIMENSIONS (NOT TO EXCEED 15 FEET IN DEPTH OR 20 FEET IN WIDTH, AND MAY BE REDUCED BY THE CITY BASED ON LOCATION) AND LOCATION OF (THE EASEMENT ALONG LAKE BOONE TRAIL SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND THE EASEMENT DOCUMENT APPROVED BY THE CITY ATTORNEY'S OFFICE. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR NEW DEVELOPMENT ON THE PROPERTY, AN ADA ACCESSIBLE TRANSIT SHELTER (FREE-STANDING OR INCORPORATED INTO A BUILDING), WITH CONSTRUCTION PLANS APPROVED BY THE PUBLIC WORKS DEPARTMENT, SHALL BE CONSTRUCTED BY THE PROPERTY OWNER.
- RESIDENTIAL DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED 800 DWELLING UNITS. NONRESIDENTIAL DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED 100,000 SQUARE FEET OF GROSS FLOOR AREA. PRIOR TO RECDATION OF A SUBDIVISION PLAT FOR THE PROPERTY, THE OWNER OF THE PROPERTY SHALL CAUSE TO BE RECORDED IN THE WAKE COUNTY REGISTRY A RESTRICTIVE COVENANT THAT ALLOCATES ALLOWABLE RESIDENTIAL DENSITY AND NONRESIDENTIAL FLOOR AREA UPON THE PROPERTY TO ALL LOTS OF RECORD COMPRISING THE PROPERTY. SUCH RESTRICTIVE COVENANT SHALL BE APPROVED BY THE CITY ATTORNEY OR HIS DESIGNEE PRIOR TO RECDATION OF A SUBDIVISION PLAT FOR THE PROPERTY AND PRIOR TO RECDATION OF THE RESTRICTIVE COVENANT. AND SUCH RESTRICTIVE COVENANT SHALL BE PROMPTLY RECORDED FOLLOWING ITS APPROVAL BY CITY OFFICIALS. SUCH RESTRICTIVE COVENANT SHALL PROVIDE THAT IT MAY BE AMENDED OR TERMINATED ONLY WITH THE PRIOR WRITTEN CONSENT OF THE CITY ATTORNEY OR HIS DESIGNEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD.
- WITHIN (THAT PORTION OF THE PROPERTY DESIGNATED AREA 1 ON THE ATTACHED EXHIBIT 1, ANY UNENCLOSED LOADING AREA LOCATED ON THAT SIDE OF A BUILDING FACING LANDMARK DRIVE, AND WHERE NO OTHER BUILDING IS LOCATED BETWEEN THE LOADING AREA AND LANDMARK DRIVE, SHALL BE SCREENED WITH A WALL TOTALING AT LEAST EIGHT FEET IN HEIGHT AND SUCH WALL SHALL COMPLY WITH SIX FEET IN HEIGHT. THE WALLS AND GATE SUBJECT TO THIS CONDITION SHALL COMPLY WITH UDO SECTION 7.2.5.C.3.
- WITHIN THAT PORTION OF THE PROPERTY DESIGNATED AREA 1 ON THE ATTACHED EXHIBIT 1, ANY UNENCLOSED SERVICE AREA LOCATED ON THAT SIDE OF A BUILDING FACING LANDMARK DRIVE, AND WHERE NO OTHER BUILDING IS LOCATED BETWEEN THE SERVICE AREA AND LANDMARK DRIVE, SHALL BE SCREENED ON THREE SIDES BY A WALL AT LEAST SIX FEET IN HEIGHT AND ON A FOURTH SIDE BY A SOLID GATE AT LEAST SIX FEET IN HEIGHT. FOR AN ENCLOSURE SUBJECT TO THIS CONDITION, THE SIDE OF THE ENCLOSURE WITH A GATE MAY NOT FACE LANDMARK DRIVE. FOR AN ENCLOSURE SUBJECT TO THIS CONDITION, THE WALL AND GATE SCREENING THE SERVICE AREA MUST BE OF A HEIGHT AT LEAST 12 INCHES ABOVE THE HIGHEST POINT OF ANY DUMPSTER LOCATED IN THE SERVICE AREA, BUT IN NO EVENT LESS THAN SIX FEET IN HEIGHT. THE WALLS AND GATE SUBJECT TO THIS CONDITION SHALL COMPLY WITH UDO SECTION 7.2.5.C.3.
- WITHIN THAT PORTION OF THE PROPERTY DESIGNATED AREA 1 ON THE ATTACHED EXHIBIT 1, NEW CONSTRUCTION (EXCLUDING REMODELING, RENOVATION AND MAINTENANCE OF EXISTING STRUCTURES) SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THROUGH FRIDAY, 8:00 AM AND 6:00 PM SATURDAY AND SHALL BE PROHIBITED ON SUNDAY.
- NO CONSTRUCTION MATERIALS, DEBRIS OR EQUIPMENT SHALL BE STORED, HANDLED OR PARKED WITHIN THE BUFFER AREA. THIS CONDITION SHALL NOT PROHIBIT THE USE OF EQUIPMENT IN THE BUFFER AREA FOR THE PURPOSES SET FORTH IN ABOVE CONDITION 3 OF THIS REZONING ORDINANCE.

### SHEET INDEX

C-1	EXISTING CONDITIONS
C-2, C-3	DEMOLITION PLANS
C-4	OVERALL SUBDIVISION PLAN & NOTES
C-5, C-6	SUBDIVISION PLANS
C-7, C-8	GRADING PLANS
C-9, C-10	UTILITY PLANS
D-1	SITE DETAILS
D-2	SITE DETAILS
D-3	SITE DETAILS
TC-1	TREE CONSERVATION PLAN

# BNK

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250  
RALEIGH, NORTH CAROLINA 27607

TELEPHONE: (919) 851-4422

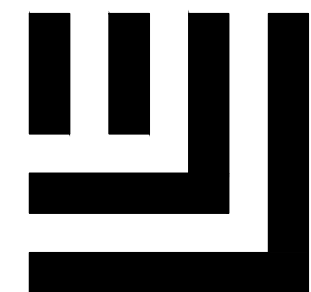
FAX: (919) 851-8968

CERTIFICATION NUMBERS: NCBELS (C-0110)  
NCBOLA (C-0267)

CONTACT: DAVID DUNN, PE  
EMAIL: David.Dunn@BNKinc.com



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.



## MCADAMS

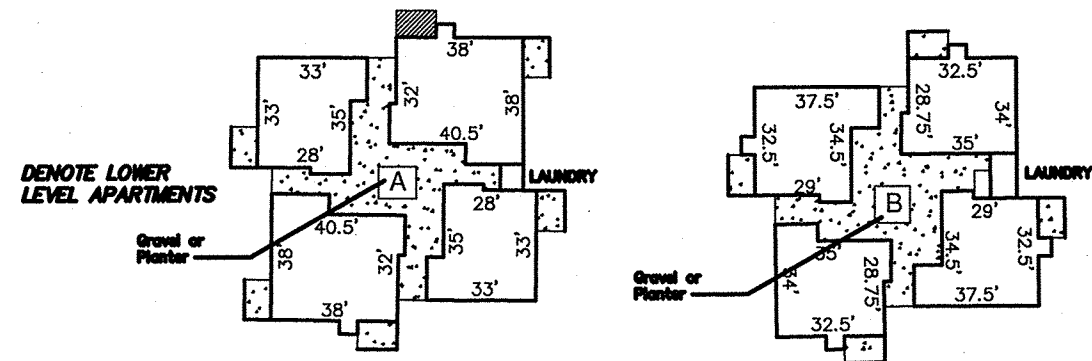
THE JOHN R. McADAMS  
COMPANY, INC.

2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com



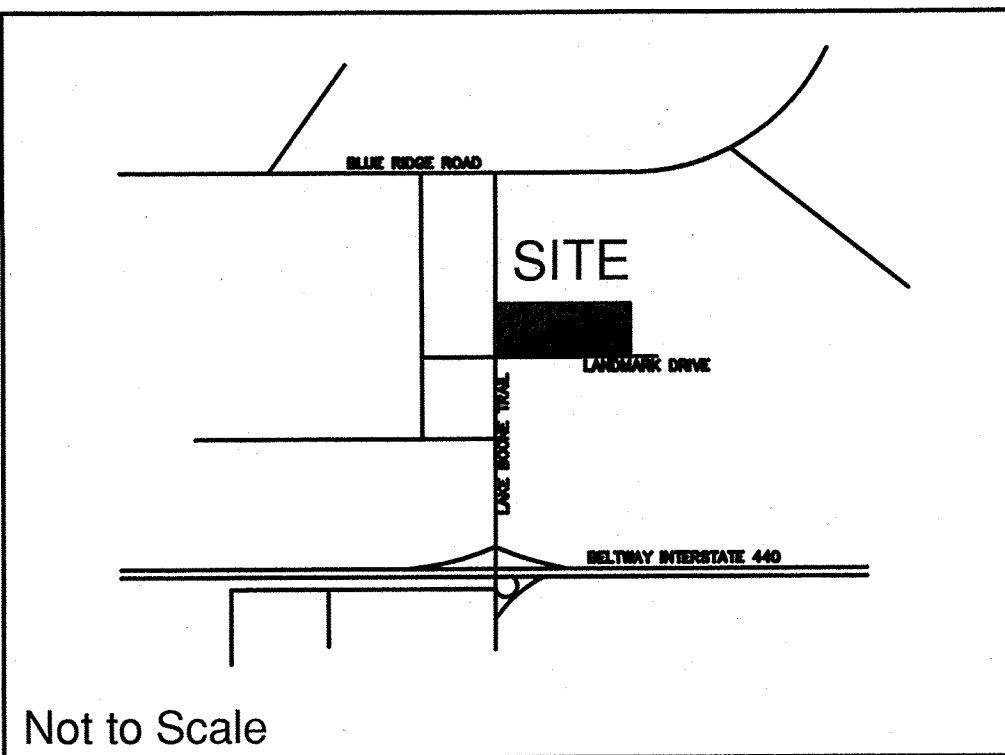
LEGEND	
1	EXISTING BUILDING
2	NEW BUILDING
3	EXISTING DRIVE
4	NEW DRIVE
5	EXISTING FENCE
6	NEW FENCE
7	EXISTING UTILITY
8	NEW UTILITY
9	EXISTING EASEMENT
10	NEW EASEMENT
11	EXISTING RIGHT-OF-WAY
12	NEW RIGHT-OF-WAY
13	EXISTING LOT
14	NEW LOT
15	EXISTING CORNER
16	NEW CORNER
17	EXISTING CURB
18	NEW CURB
19	EXISTING SIDEWALK
20	NEW SIDEWALK
21	EXISTING DRIVEWAY
22	NEW DRIVEWAY
23	EXISTING GARAGE
24	NEW GARAGE
25	EXISTING PORCH
26	NEW PORCH
27	EXISTING DECK
28	NEW DECK
29	EXISTING PATIO
30	NEW PATIO
31	EXISTING TERRACE
32	NEW TERRACE
33	EXISTING STAIRS
34	NEW STAIRS
35	EXISTING WALKWAY
36	NEW WALKWAY
37	EXISTING BIKEWAY
38	NEW BIKEWAY
39	EXISTING PLAYGROUND
40	NEW PLAYGROUND
41	EXISTING SWIMMING POOL
42	NEW SWIMMING POOL
43	EXISTING TENNIS COURT
44	NEW TENNIS COURT
45	EXISTING GOLF COURSE
46	NEW GOLF COURSE
47	EXISTING PARK
48	NEW PARK
49	EXISTING TRAIL
50	NEW TRAIL
51	EXISTING FISH POND
52	NEW FISH POND
53	EXISTING BARN
54	NEW BARN
55	EXISTING STABLE
56	NEW STABLE
57	EXISTING HORSE SHED
58	NEW HORSE SHED
59	EXISTING EQUESTRIAN FACILITY
60	NEW EQUESTRIAN FACILITY
61	EXISTING GOLF CART PATH
62	NEW GOLF CART PATH
63	EXISTING GOLF CART STORAGE
64	NEW GOLF CART STORAGE
65	EXISTING GOLF CART WASH
66	NEW GOLF CART WASH
67	EXISTING GOLF CART REPAIR
68	NEW GOLF CART REPAIR
69	EXISTING GOLF CART STORAGE
70	NEW GOLF CART STORAGE
71	EXISTING GOLF CART STORAGE
72	NEW GOLF CART STORAGE
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95	EXISTING GOLF CART STORAGE
96	NEW GOLF CART STORAGE
97	EXISTING GOLF CART STORAGE
98	NEW GOLF CART STORAGE
99	EXISTING GOLF CART STORAGE
100	NEW GOLF CART STORAGE

TYPICAL BUILDING LEGEND  
All Structures Brick and Frame

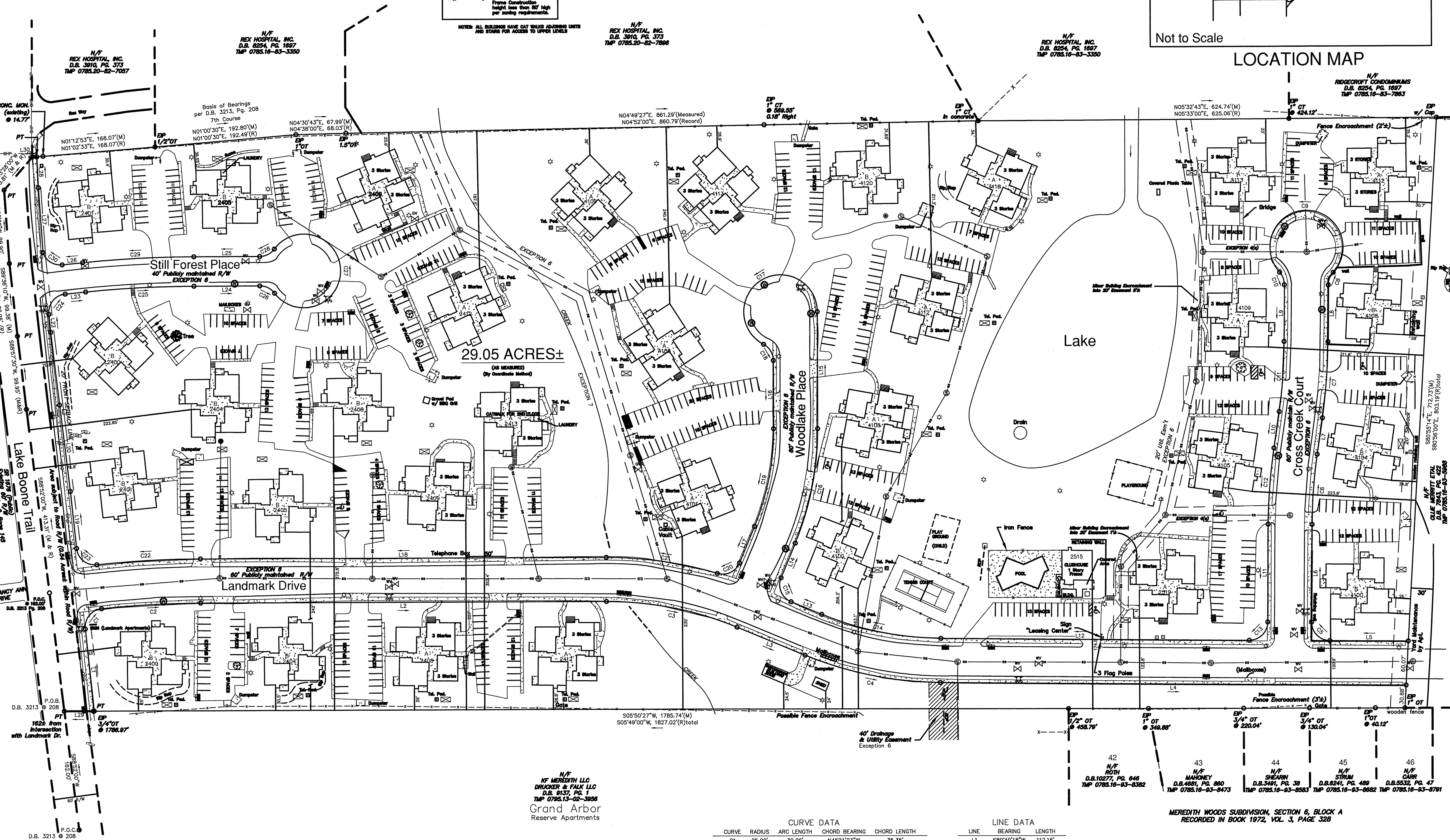


Typical Building: 2 stories  
Frame Construction  
Height less than 60' high  
per zoning requirements

NOTES: ALL BUILDINGS HAVE DAY TRAILER ADDRESS UNITS  
AND STOPS FOR ACCESS TO UPPER LEVELS



Not to Scale



CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.26'	N45°11'23"W	35.35'
C2	1287.43'	135.25'	N02°48'31"E	135.16'
C3	464.39'	182.37'	N17°03'58"E	181.20'
C4	491.93'	189.32'	N17°17'30"E	188.15'
C5	25.00'	39.27'	S51°16'00"W	35.36'
C6	685.06'	95.65'	N79°44'01"W	95.57'
C7	745.03'	104.04'	N79°44'01"W	103.95'
C8	25.00'	18.69'	N62°18'58"W	18.25'
C9	50.00'	231.84'	S05°18'00"W	73.33'
C10	25.00'	18.69'	N74°50'00"E	18.25'
C11	685.03'	95.66'	S79°44'01"E	95.58'
C12	745.06'	104.04'	S79°44'01"E	103.95'
C13	25.00'	39.27'	S38°43'58"E	35.37'
C14	431.93'	166.51'	S17°16'23"W	165.48'
C15	25.00'	36.54'	S19°21'17"E	35.38'
C16	407.05'	159.85'	N72°56'00"W	158.82'
C17	50.00'	211.61'	S25°25'45"E	85.49'
C18	25.00'	28.86'	N65°02'13"E	25.59'
C19	347.05'	138.29'	S72°56'00"E	135.41'
C20	25.00'	36.54'	S19°21'17"E	35.37'
C21	524.39'	153.37'	S14°11'44"W	152.82'
C22	1347.43'	141.05'	S02°48'30"W	141.43'
C23	25.00'	39.27'	N02°04'30"E	35.38'
C24	25.00'	39.27'	N44°55'29"W	35.36'
C25	1473.43'	147.67'	N02°57'00"E	147.81'
C26	25.00'	23.18'	N32°18'15"E	22.36'
C27	50.00'	249.81'	N84°15'30"W	60.00'
C28	25.00'	12.36'	S20°49'14"E	22.38'
C29	1513.43'	151.85'	S02°56'58"W	151.79'
C30	25.00'	33.21'	S38°07'51"W	30.82'

LINE DATA		
LINE	BEARING	LENGTH
L1	S89°49'18"W	112.16'
L2	N05°49'00"E	552.66'
L3	N08°18'00"E	100.00'
L4	N06°18'00"E	634.83'
L5	S05°16'00"W	107.02'
L6	N83°44'00"W	133.00'
L7	N75°44'00"W	50.00'
L8	N83°44'00"W	77.01'
L9	S83°44'00"E	77.01'
L10	S75°44'00"E	50.00'
L11	S83°44'00"E	133.00'
L12	S06°16'00"W	420.48'
L13	S28°19'00"W	45.00'
L14	N81°41'00"W	51.00'
L15	N84°11'00"W	159.00'
L16	S84°11'00"E	92.67'
L17	S81°41'00"E	552.66'
L18	S02°48'00"W	28.00'
L19	S88°49'18"W	78.09'
L20	S88°52'00"W	116.19'
L21	S88°59'30"W	99.48'
L22	N89°55'30"W	24.51'
L23	N02°04'30"E	28.00'
L24	N05°44'30"E	88.88'
L25	S02°44'30"W	88.88'
L26	S00°04'30"W	28.00'
L27	N88°08'30"W	88.84'
L28	N85°53'02"W	41.85'
L29	S05°50'27"W	40.79'
L30	N01°12'53"E	6.36'

MEREDITH WOODS SUBDIVISION, SECTION 6, BLOCK A  
RECORDED IN BOOK 1972, VOL. 3, PAGE 328

POSSIBLE ENCROACHMENT  
A) FENCE ENCROACHMENT AS SHOWN (2'± & 3'±)  
B) BUILDING A ENCROACHES INTO SEWER EASEMENT (1'±)  
ALL UNITS HAVE OUTSIDE A/C UNITS

Reference plot: For Landmark of Raleigh, by Lovette and Dunn dated 7-16-73

Parking	
Regular:	615
Handicap:	3
Total:	618

REVISIONS	
No.	REVISIONS
1	Minor Revisions
2	Revised and Resubmitted
3	Revised and Resubmitted
4	Minor Revisions
5	Minor Revisions
6	Minor Revisions
7	Minor Revisions
8	Minor Revisions
9	Minor Revisions
10	Minor Revisions
11	Minor Revisions
12	Minor Revisions
13	Minor Revisions
14	Minor Revisions
15	Minor Revisions
16	Minor Revisions
17	Minor Revisions
18	Minor Revisions
19	Minor Revisions
20	Minor Revisions

**SURVEYOR'S CERTIFICATION**  
The undersigned, being a registered surveyor of the State of North Carolina certifies to (1990) Landmark Association, LLC (1) Chicago Title Insurance Company and their respective successors and/or assigns as follows:  
1. This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 7(a)-(j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x), (y), and (z) of Table A hereof.  
2. The replot was made on the ground on October 13, 2012, and correctly shows the area of the subject property, the location, type and dimensions of all buildings, structures and other improvements situated on the subject property, the number and type of parking spaces, the location of utilities observed or shown on record documents as serving the subject property and any other matters situated on the subject property.  
3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.  
4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or upon easements located on the subject property; or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.  
5. The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the title insurance commitment dated October 9, 2012, issued by Chicago Title Company, LLC with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown and described on the survey is the same property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in said title commitment.  
6. The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.  
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, or horses or equestrian.  
8. The record description of the subject property forms a mathematically closed figure.  
9. No portion of the subject property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map No. 372007 8500 J for the community in which the subject property is located.  
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Registration No. L2814  
Dated: \_\_\_\_\_

**LEGAL DESCRIPTION**  
All that tract or parcel of land situated in the City of Raleigh, County of Wake and State of North Carolina, described as follows:  
Beginning at a point in the center of Lake Boone Trail, said point being N88°32'00"E 182.00 feet from intersection of Lake Boone Trail and Landmark Drive centerline, thence from said point of Beginning along the centerline of Lake Boone Trail the four (4) following courses and distances: 1) S88°32'00"W 413.31 feet, 2) S88°32'00"W 98.95 feet, 3) N88°32'00"W 98.95 feet, 4) N88°32'00"W 98.95 feet; thence along the centerline of Lake Boone Trail N43°29'58"E to a point on the R/R, 58.81 feet to a point in the South line of a tract of land conveyed to Rex Hospital, Inc. in Book 3810, page 373, Wake County Records, thence along said line the following (3) courses and distances: 1) N01°23'35"E 188.07 feet, 2) N01°00'30"E 192.48 feet, 3) N01°38'E 68.03 feet, 4) N04°32'E 860.76 feet; 5) Continuing along said line and the Southern line of tract of land conveyed to Ridgecroft Condominiums in Book 6254, page 1687, Wake County Records, N03°33'00"E 625.06 feet to the Northeast corner of the tract of land conveyed to Rex Hospital, Inc. in Book 11944, page 1637, Wake County Records, thence along said line the following (3) courses and distances: 1) N01°23'35"E 188.07 feet, 2) N01°00'30"E 192.48 feet, 3) N01°38'E 68.03 feet, 4) N04°32'E 860.76 feet; 6) Continuing along said line and the Southern line of tract of land conveyed to Ridgecroft Condominiums in Book 6254, page 1687, Wake County Records, N03°33'00"E 625.06 feet to the Northeast corner of the tract of land conveyed to Rex Hospital, Inc. in Book 11944, page 1637, Wake County Records, thence along said line the following (3) courses and distances: 1) N01°23'35"E 188.07 feet, 2) N01°00'30"E 192.48 feet, 3) N01°38'E 68.03 feet, 4) N04°32'E 860.76 feet; 7) Continuing along said line and the Southern line of tract of land conveyed to Ridgecroft Condominiums in Book 6254, page 1687, Wake County Records, N03°33'00"E 625.06 feet to the Northeast corner of the tract of land conveyed to Rex Hospital, Inc. in Book 11944, page 1637, Wake County Records, thence along said line and the North line of a tract of land conveyed to Meredith Woods Subdivision in Book 13182, page 2535, Wake County Records, S02°48'00"W 1827.02 feet to the point of Beginning.

**SURVEYOR'S DESCRIPTION**  
Beginning at a point in the center of Lake Boone Trail, said point being N88°32'00"E 182.00 feet from intersection of Lake Boone Trail and Landmark Drive centerline, thence from said point of Beginning along the centerline of Lake Boone Trail the 5 following courses and distances: S88°32'00"W 413.31 feet, S88°32'00"W 98.95 feet, N88°32'00"W 98.95 feet, N88°32'00"W 98.95 feet; thence along the centerline of Lake Boone Trail N43°29'58"E to a point on the R/R, 58.81 feet to a point in the South line of a tract of land conveyed to Rex Hospital, Inc. in Book 3810, page 373, Wake County Records, thence along said line the following (3) courses and distances: 1) N01°23'35"E 188.07 feet, 2) N01°00'30"E 192.48 feet, 3) N01°38'E 68.03 feet, 4) N04°32'E 860.76 feet; 5) Continuing along said line and the Southern line of tract of land conveyed to Ridgecroft Condominiums in Book 6254, page 1687, Wake County Records, N03°33'00"E 625.06 feet to the Northeast corner of the tract of land conveyed to Rex Hospital, Inc. in Book 11944, page 1637, Wake County Records, thence along said line the following (3) courses and distances: 1) N01°23'35"E 188.07 feet, 2) N01°00'30"E 192.48 feet, 3) N01°38'E 68.03 feet, 4) N04°32'E 860.76 feet; 6) Continuing along said line and the Southern line of tract of land conveyed to Ridgecroft Condominiums in Book 6254, page 1687, Wake County Records, N03°33'00"E 625.06 feet to the Northeast corner of the tract of land conveyed to Rex Hospital, Inc. in Book 11944, page 1637, Wake County Records, thence along said line and the North line of a tract of land conveyed to Meredith Woods Subdivision in Book 13182, page 2535, Wake County Records, S02°48'00"W 1827.02 feet to the point of Beginning, passing found iron pipes at 40.12 feet, 130.04 feet, 220.04 feet, 348.88 feet, 458.79 feet and 1788.97 feet.  
Containing 34.31 acres, more or less.

**NOTES**  
1) Square Footage and dimensions are for informational purposes only. Not for sale or lease purposes.  
2) Zoning furnished by governmental agent for informational purposes only.  
3) Utilities shown are from above ground observation. Surveyor did not make any attempt to locate subsurface utilities.  
4) At time of inspection there was no observable evidence of encroachment located on the subject property.  
5) A/C Units not shown.  
6) Sanitary Sewer lines, as shown, extend past easement right-of-way. Furnished title report does not show who maintains these lines.  
7) There is no observed evidence of earth moving work, building construction or building additions within recent months.  
8) There is no observed evidence of site use as a solid waste dump, pile or sanitary landfill.

**TITLE EXCEPTIONS**  
CHICAGO TITLE COMPANY, LLC  
Commitment No. 12-10781CH, Eff. Date: October 9, 2012  
5. Easement(s) to Carolina Power & Light Company recorded in Book 889, page 978, page 24, Book 1007, page 171 and Book 1001, page 254, Market easement.  
6. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Title described by (a) recorded in Book of Maps 1972, page 344 and Book of Maps 1972, page 146, Affected as shown.  
7. Any discrepancy, conflict, access, shortage, in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, portion right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be decided by a court of law and complete land survey of the Land. Affects, but not plottable.

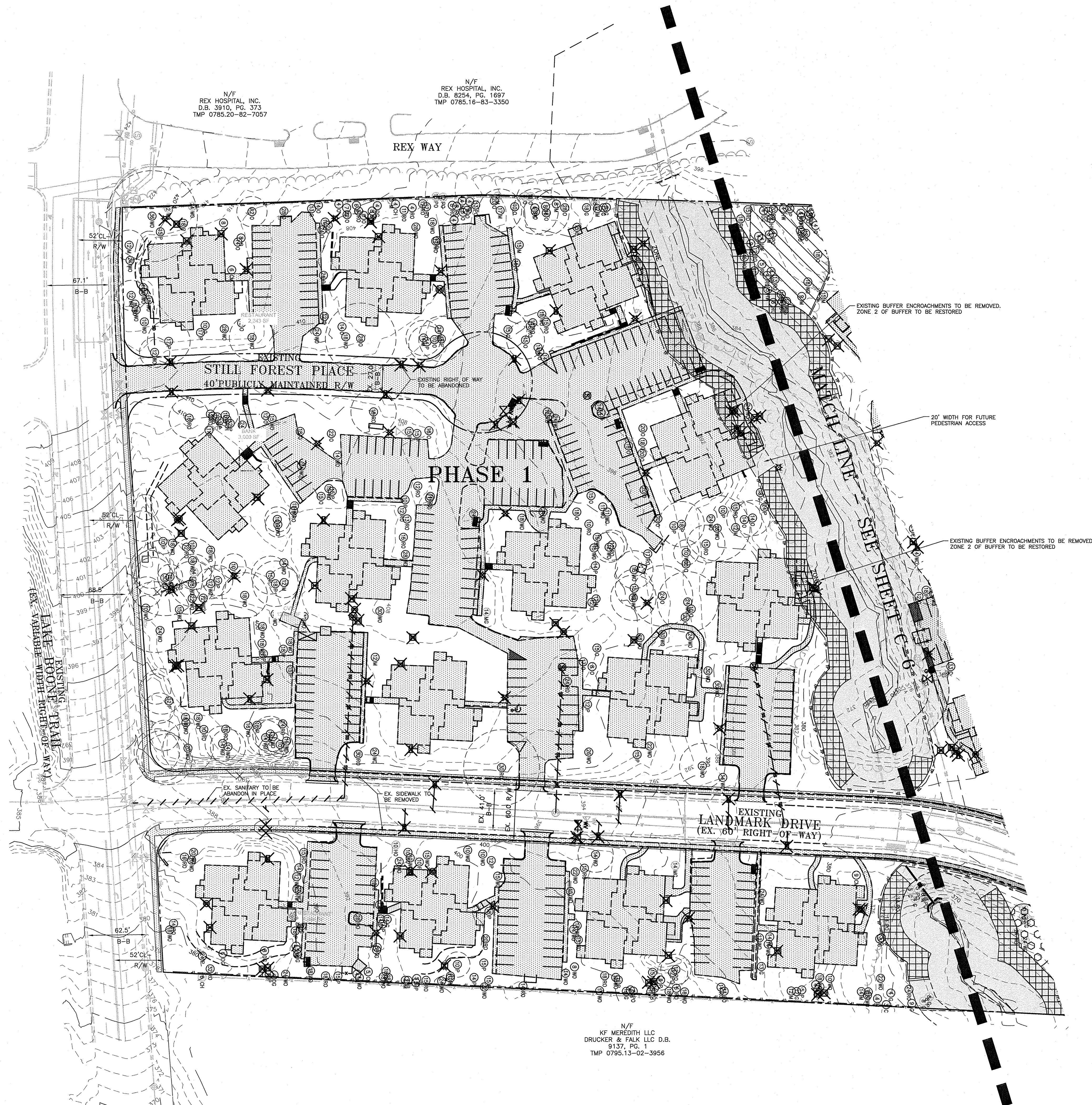
**ZONING Office and Institution-1 Conditional Use**  
BUILDING HEIGHT 40' at the minimum setback line, plus one foot of additional height for every one foot of additional setback.  
Setbacks:  
Front: 30'  
Side: 5' Aggregate of 10'  
Rear: 20'  
Parking: Group housing, guest house, attached townhouse, multifamily dwelling, excluding duplex:  
per efficiency dwelling unit - one (1) space  
per one bedroom dwelling unit - one and one half (1.5) spaces  
per two bedroom dwelling unit - two (2) spaces  
per three bedroom dwelling unit - two and one half (2.5) spaces  
per four or more bedroom dwelling unit - three (3) spaces plus one half (1/2) space for each bedroom greater than four (4) bedrooms

REVISED AND REVISED 9/30/04, 9/7/06, 11/22/08, 10/15/12  
FREELAND - CLINCHFIELD ASSOCIATES, INC. OF A/C ENGINEERS & LAND SURVEYORS  
201 2nd AVE. EAST HENDERSONVILLE, NC 27572  
(919) 697-6531 Fax: (919) 697-4195  
REF:ALTA BOOK 1972/24/26 REF:ALTA BOOK 2012/24/26  
DATE 11/7/01, 7/31/03, 12/20/03, 9/30/04, 10/15/12 SHEET 1 of 1

ALTA/ACSM LAND TITLE SURVEY OF THE VILLAGE OF LAKE BOONE TRAIL  
LAKE BOONE TRAIL, CITY OF RALEIGH, MEREDITH WOODS SUBDIVISION  
LAKE COUNTY, STATE OF NORTH CAROLINA  
PROPERTY NUMBER: AMCO-03  
2412 LANDMARK DR.



X:\Projects\TBR-14000\Land\Preliminary Subdivision\Current Drawings\TBR14000-SubdivisionPlan-DM1.dwg, 3/10/2015 11:57:04 AM, Hurrell, Gray



N/F  
REX HOSPITAL, INC.  
D.B. 3910, PG. 373  
TMP 0785.20-82-7057

N/F  
REX HOSPITAL, INC.  
D.B. 8254, PG. 1697  
TMP 0785.16-83-3350

REX WAY

EXISTING  
STILL FOREST PLACE  
40' PUBLICLY MAINTAINED R/W

PHASE 1

EXISTING  
LANDMARK DRIVE  
(EX. 60' RIGHT-OF-WAY)

EXISTING BUFFER ENCROACHMENTS TO BE REMOVED.  
ZONE 2 OF BUFFER TO BE RESTORED

20' WIDTH FOR FUTURE  
PEDESTRIAN ACCESS

EXISTING BUFFER ENCROACHMENTS TO BE REMOVED.  
ZONE 2 OF BUFFER TO BE RESTORED

EX. SANITARY TO BE  
ABANDONED IN PLACE

EX. SIDEWALK TO  
BE REMOVED

N/F  
KF MEREDITH LLC  
DRUCKER & FALK LLC D.B.  
9137, PG. 1  
TMP 0795.13-02-3956

#### TREE CONSERVATION LEGEND

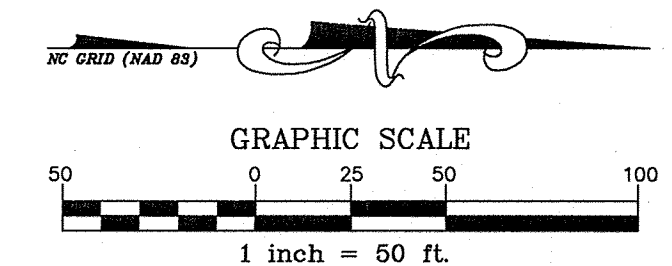
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA-INDIVIDUAL TREES

#### DEMOLITION LEGEND

	TREE, UTILITY OR OTHER VEGETATION TO BE REMOVED
	TREE, OTHER VEGETATION NOT TO BE REMOVED
	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTES:  
1) SEE PLAN FOR DETAILED DEMOLITION PROCEDURES,  
SEQUENCING AND SPECIFICATIONS.

2) EXISTING UTILITIES & SERVICES SHALL BE ABANDONED  
AT TAP (MAIN) AND REMOVED FROM RIGHT-OF-WAY OR  
EASEMENT UNLESS OTHERWISE NOTED PER CITY OF  
RALEIGH STANDARDS.



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REVISIONS:  
Δ PER CITY OF RALEIGH COMMENTS

OWNER:  
Tribridge Residential, LLC  
1575 Northside Drive NW  
Building 100, Suite 200  
Atlanta, Georgia 30318

### VILLAGES OF LAKE BOONE TRAIL PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

DEMOLITION PLAN (SOUTH)

PROJECT NO. TBR-14000  
FILENAME: TBR14000-DM1  
DESIGNED BY: -  
DRAWN BY: -  
SCALE: 1"=50'  
DATE: 03-05-2015  
SHEET NO. C-2



MCADAMS



N/F  
REX HOSPITAL, INC.  
D.B. 3910, PG. 373  
TMP 0785.20-82-7896

N/F  
REX HOSPITAL, INC.  
D.B. 8254, PG. 1697  
TMP 0785.16-83-3350

N/F  
RIDGECROFT  
CONDOMINIUMS  
D.B. 8254, PG. 1697  
TMP 0785.16-83-7863

N/F  
OLIE MERRITT ETAL  
D.B. 7843, PG. 422  
TMP 0785.16-83-5888

N/F  
KF MEREDITH LLC  
DRUCKER & FALK LLC D.B.  
9137, PG. 1  
TMP 0785.13-02-3956

40' DRAINAGE &  
UTILITY EASEMENT  
BM 1973, PG. 145

N/F  
ROTH  
D.B.10277, PG. 646  
TMP 0785.16-83-8382

43  
N/F  
MAHONEY  
D.B.4581, PG. 860  
TMP 0785.16-83-8473

44  
N/F  
SHEARIN  
D.B.3491, PG. 38  
TMP 0785.16-83-8583

45  
N/F  
STRUM  
D.B.6241, PG. 489  
TMP 0785.16-83-8682

46  
N/F  
CARR  
D.B.5532, PG. 47  
TMP 0785.16-83-8791

MEREDITH WOODS SUBDIVISION, SECTION 6, BLOCK A  
RECORDED IN BOOK 1872, VOL. 3, PAGE 328

#### TREE CONSERVATION LEGEND

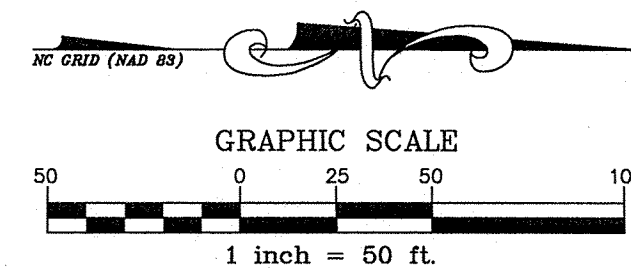
	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA--INDIVIDUAL TREES

#### DEMOLITION LEGEND

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	TREE, OTHER VEGETATION NOT TO BE REMOVED
	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

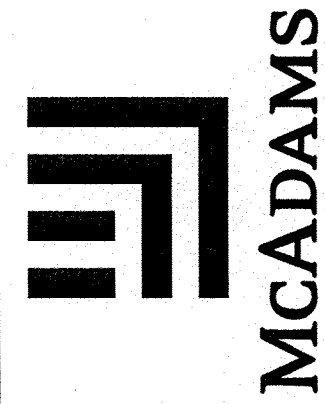
NOTES:  
1) SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

2) EXISTING UTILITIES & SERVICES SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM RIGHT-OF-WAY OR EASEMENT UNLESS OTHERWISE NOTED PER CITY OF RALEIGH STANDARDS.



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## VILLAGES OF LAKE BOONE TRAIL PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

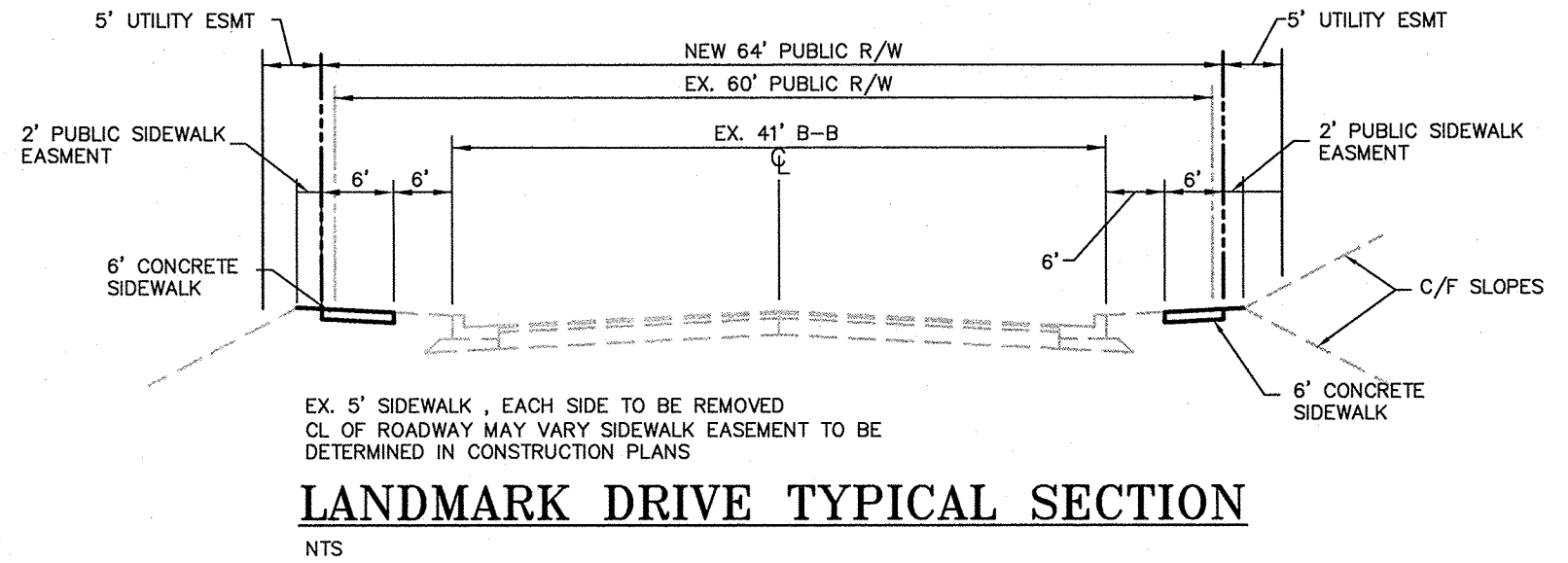
DEMOLITION PLAN (NORTH)

PROJECT NO. TBR-14000  
FILENAME: TBR140000-DM1  
DESIGNED BY: -  
DRAWN BY: -  
SCALE: 1"=50'  
DATE: 03-05-2015  
SHEET NO. C-3

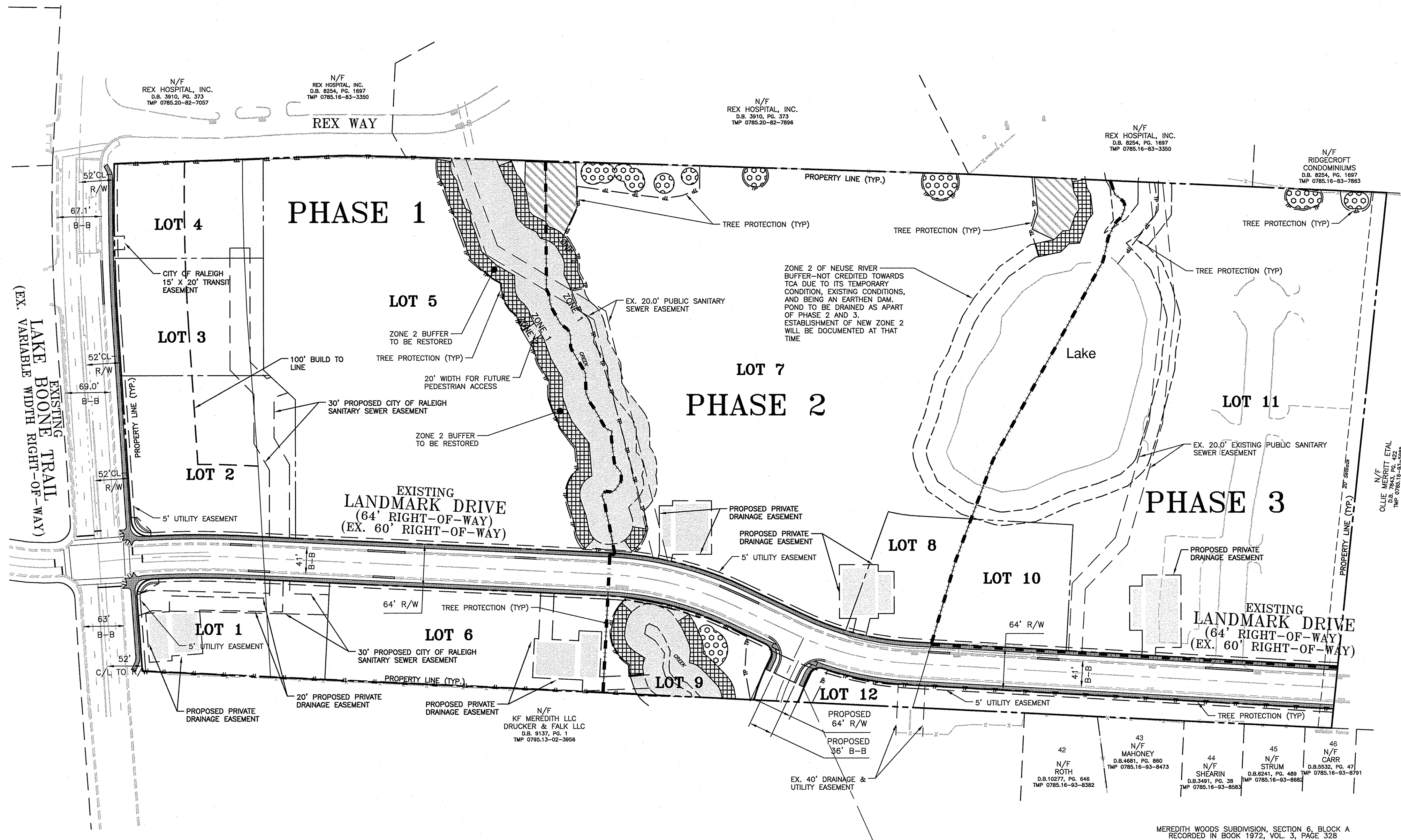




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LAKE BOONE TRAIL TYPICAL SECTION  
NTS



**SITE PLAN NOTES:**

1. MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE. REFER TO SECTION 3.8 OF THE RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK FOR ADDITIONAL DETAILS.
2. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. REFER TO SECTION 10-2086 OF THE RALEIGH CITY CODE FOR ADDITIONAL DETAILS.
3. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT THE ORDINANCE APPROVAL BY THE CITY COUNCIL.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
5. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
7. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER AND ENGINEER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER OF THE IMPROVEMENTS BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
10. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE COMPACTED TO STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
11. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
12. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811 OR 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
14. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
15. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE. WITH CITY OF RALEIGH EROSION CONTROL INSPECTIONS AND ENGINEERING INSPECTIONS.
16. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

**GRADING NOTES:**

1. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811 OR 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO MOBILIZATION TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
4. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD BEFORE CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY PUBLIC RIGHT-OF-WAY, THE FOLLOWING PROCEDURES SHALL BE UNDERTAKEN:  
CITY RIGHT-OF-WAY: CONTACT PUBLIC WORKS DEPT. FOR INFORMATION AND INSTRUCTIONS FOR DETOURS, OPEN CUTTING OF STREETS, OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY.  
NCDOT RIGHT-OF-WAY: CONTACT PROJECT PUBLIC WORKS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON-SITE, ALSO CONTACT NCDOT DISTRICT OFFICE 24 HOURS IN ADVANCE OF PLACING CURB AND GUTTER).
6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

**UTILITY NOTES**

1. DIP WATER MAINS SHALL BE INSTALLED AT A MINIMUM DEPTH WITH A MINIMUM COVER OF 36 INCHES.
2. ALL WATER MAINS AND FIRE SERVICES ARE TO BE DUCTILE IRON PIPE. DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
3. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM FROM EXISTING OR PROPOSED SEWERS.
4. WHEN A WATER MAIN CROSSES OVER A SEWER, A MINIMUM OF 24" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDES OF THE PIPE.
5. WHEN IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN, A MINIMUM OF 24" VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDES OF THE PIPE AND BOTH MAINS SHALL BE CONSTRUCTED OF DUCTILE IRON INSTALLED TO WATER MAIN STANDARDS FOR AT LEAST 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
6. 18" VERTICAL SEPARATION IS REQUIRED AT ALL WATER MAIN & STORM DRAINAGE CROSSINGS, AND 24" VERTICAL SEPARATION IS REQUIRED AT ALL SEWER MAIN & STORM DRAINAGE CROSSINGS. DIP MATERIALS & A CONCRETE CRADLE CAN BE SPECIFIED AT UTILITY & STORM CROSSINGS WHERE STANDARD SEPARATIONS CANNOT BE ACHIEVED. PROVIDED THAT A 6" MINIMUM SEPARATION IS MAINTAINED.
7. PRESSURE REDUCING VALVE SHALL BE PROVIDED IF SERVICE PRESSURE IS IN EXCESS OF 80 PSI.
8. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 2" W/2" PUBLIC UTILITY EASEMENT ON ADJACENT PROPERTY.
9. ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD BEFORE CONSTRUCTION.
10. UTILITY SLEEVES SHALL BE PVC (SCH. 40), INSTALL WITH 2' MINIMUM COVER. CAP AND MARK BOTH ENDS.

**SITE DATA TABLE**

NET SITE AREA =	29.05 AC.
RIGHT OF WAY DEDICATED =	0.38 AC.
RIGHT OF WAY ABANDONED =	1.97 AC.
NET SITE AREA =	30.65 AC.

LOT 1	0.92 AC.
LOT 2	1.36 AC.
LOT 3	0.87 AC.
LOT 4	0.74 AC.
LOT 5	5.94 AC.
LOT 6	1.38 AC.
LOT 7	9.43 AC.
LOT 8	0.54 AC.
LOT 9	0.87 AC.
LOT 10	0.77 AC.
LOT 11	7.41 AC.
LOT 12	0.60 AC.
TOTAL =	30.65 AC.

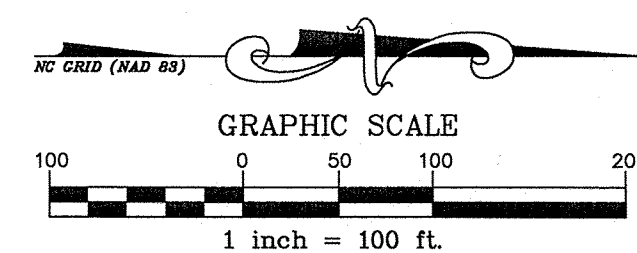
SEE DEMOLITION PLAN FOR EXISTING RIGHT OF WAY TO BE REMOVED LOCATION.

**TREE CONSERVATION LEGEND**

	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA-INDIVIDUAL TREES

**SITE LEGEND**

	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	FENCE



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OWNER:  
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Building 100, Suite 200  
Atlanta, Georgia 30318

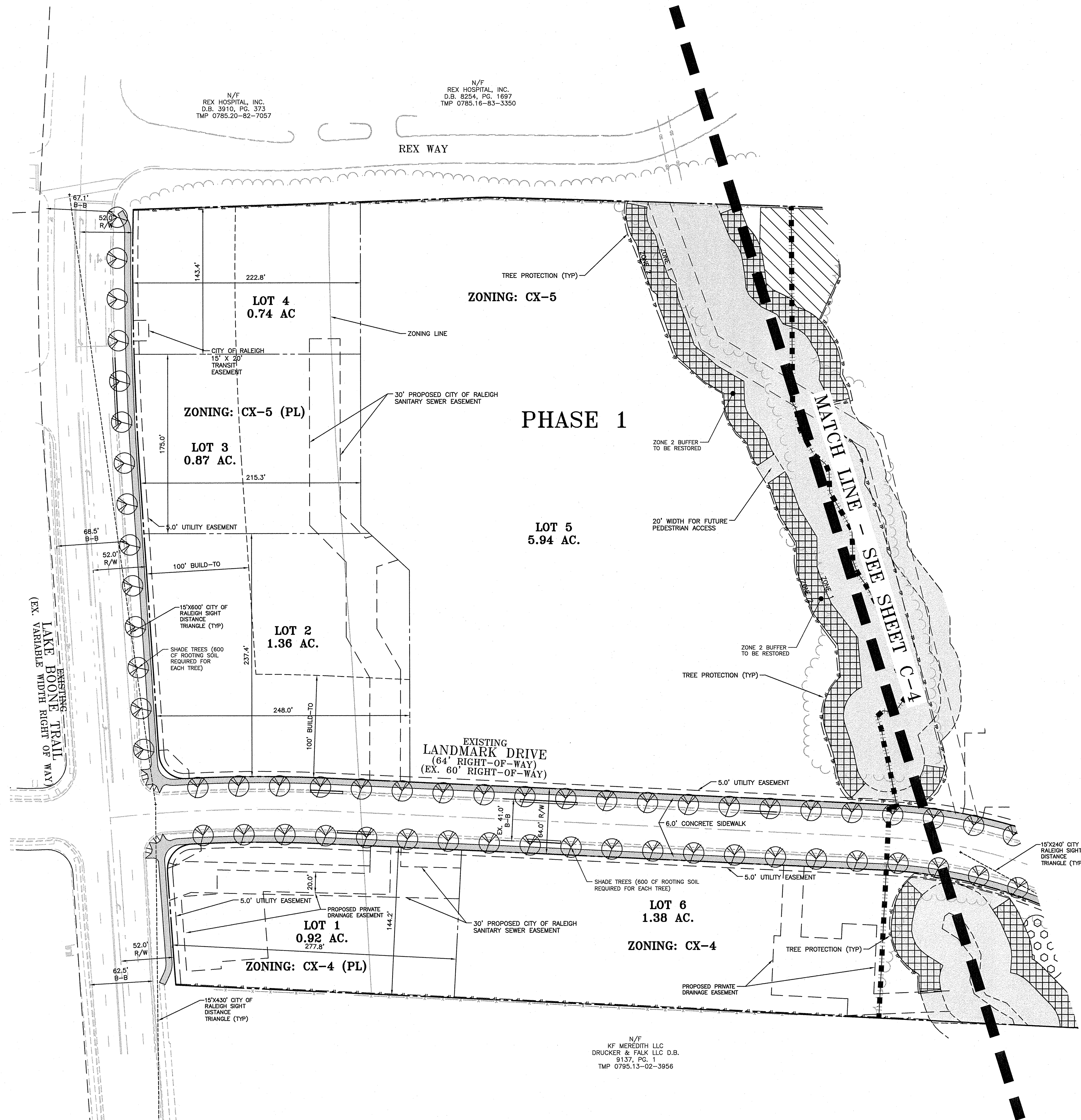
VILLAGES OF LAKE BOONE TRAIL  
PRELIMINARY SUBDIVISION PLAN  
RALEIGH, NORTH CAROLINA  
OVERALL SUBDIVISION PLAN

PROJECT NO.	TBR-14000
FILENAME:	TBR140000-OAS
DESIGNED BY:	
DRAWN BY:	
SCALE:	1"=100'
DATE:	03-05-2015
SHEET NO.	C-4





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#### SITE LEGEND

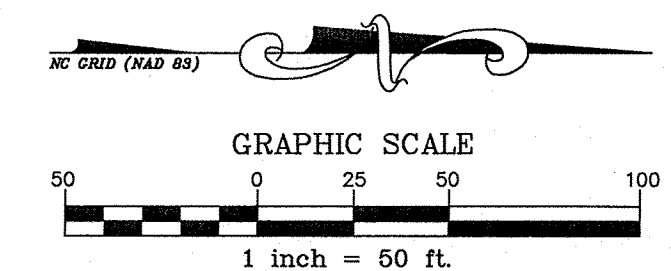
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	CONCRETE
	PAINT STRIPING
	FENCE

#### TREE CONSERVATION LEGEND

	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA - INDIVIDUAL TREES

#### NOTES:

1. LANDMARK DRIVE IS AN EXISTING 60' PUBLIC RIGHT-OF-WAY WITH 41' BACK TO BACK STREET SECTION. THE AVENUE 2 LANE UNDIVIDED SECTION IS APPLIED WITH 64' RIGHT-OF-WAY AND 36' BACK TO BACK STREET SECTION.
2. LAKE BOONE TRAIL IS AN EXISTING VARIABLE WIDTH RIGHT-OF-WAY WITH 68.5' BACK TO BACK STREET SECTION. THE AVENUE 4 LANE DIVIDED SECTION IS APPLIED WITH 104' RIGHT-OF-WAY AND 76' BACK TO BACK STREET SECTION.
3. WITHIN THE SIGHT DISTANCE TRIANGLE AREA, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS OR PARKED VEHICLES BETWEEN HEIGHTS OF 24 INCHES AND 8 FEET ABOVE CURB LINE ELEVATION.
4. ACCESS TO LAKE BOONE TRAIL FROM LOTS 2, 3, AND 4 SHALL BE RIGHT IN/RIGHT OUT ONLY. DESIGN OF THE APPROPRIATE MEASURES TO ENSURE THE ACCESS FUNCTIONS AS A RIGHT IN/RIGHT OUT SHALL BE REVIEWED AS PART OF THE SITE PLAN APPROVAL FOR PHASE 1. THIS SINGLE ACCESS LOCATION SHALL BE DETERMINED AT SITE PLAN.
5. CROSS ACCESS WILL BE REQUIRED BETWEEN LOTS 2, 3, 4, AND 5



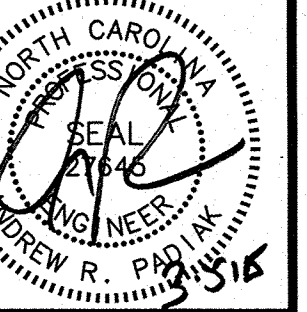
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:  
PER CITY OF RALEIGH COMMENTS

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VILLAGES OF LAKE BOONE TRAIL  
PRELIMINARY SUBDIVISION PLAN  
RALEIGH, NORTH CAROLINA  
SITE PLAN (SOUTH)

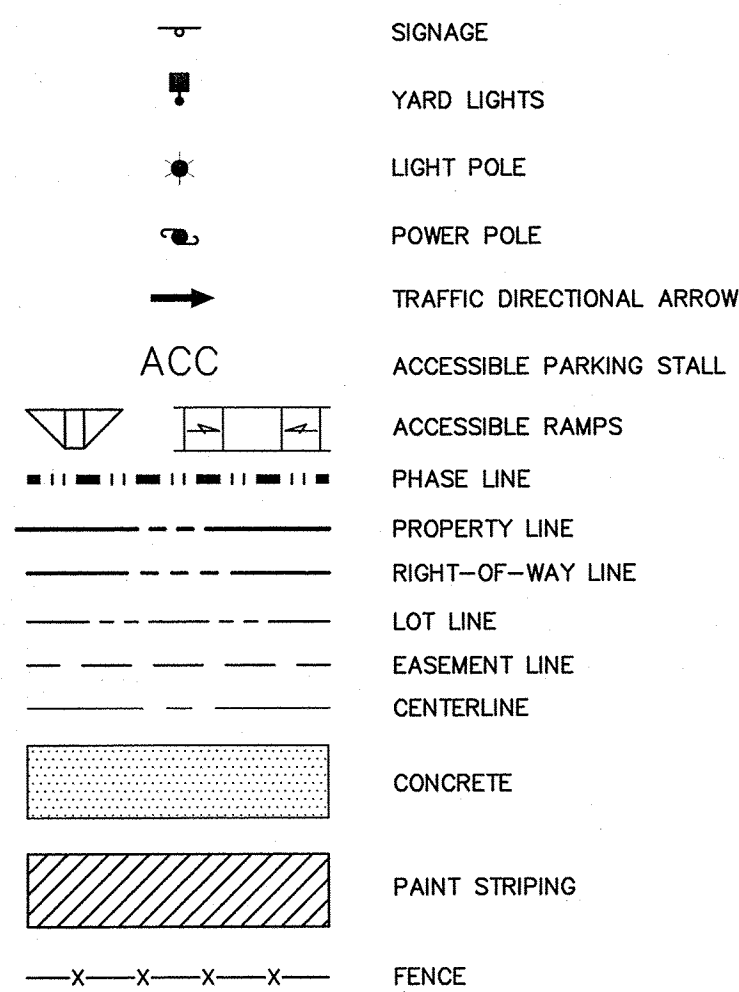
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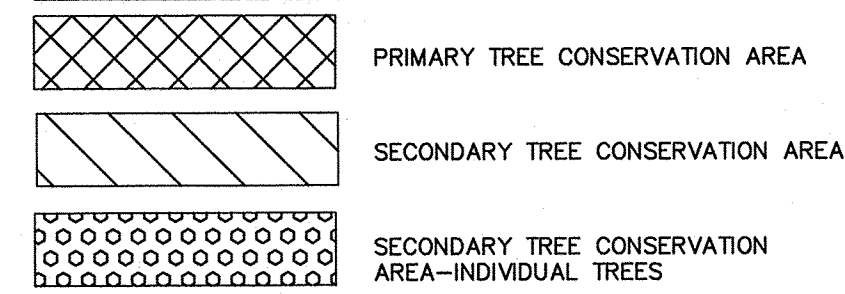


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#### SITE LEGEND



#### TREE CONSERVATION LEGEND



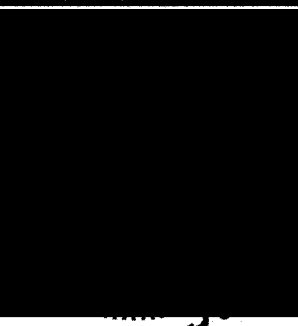
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

#### NOTES:

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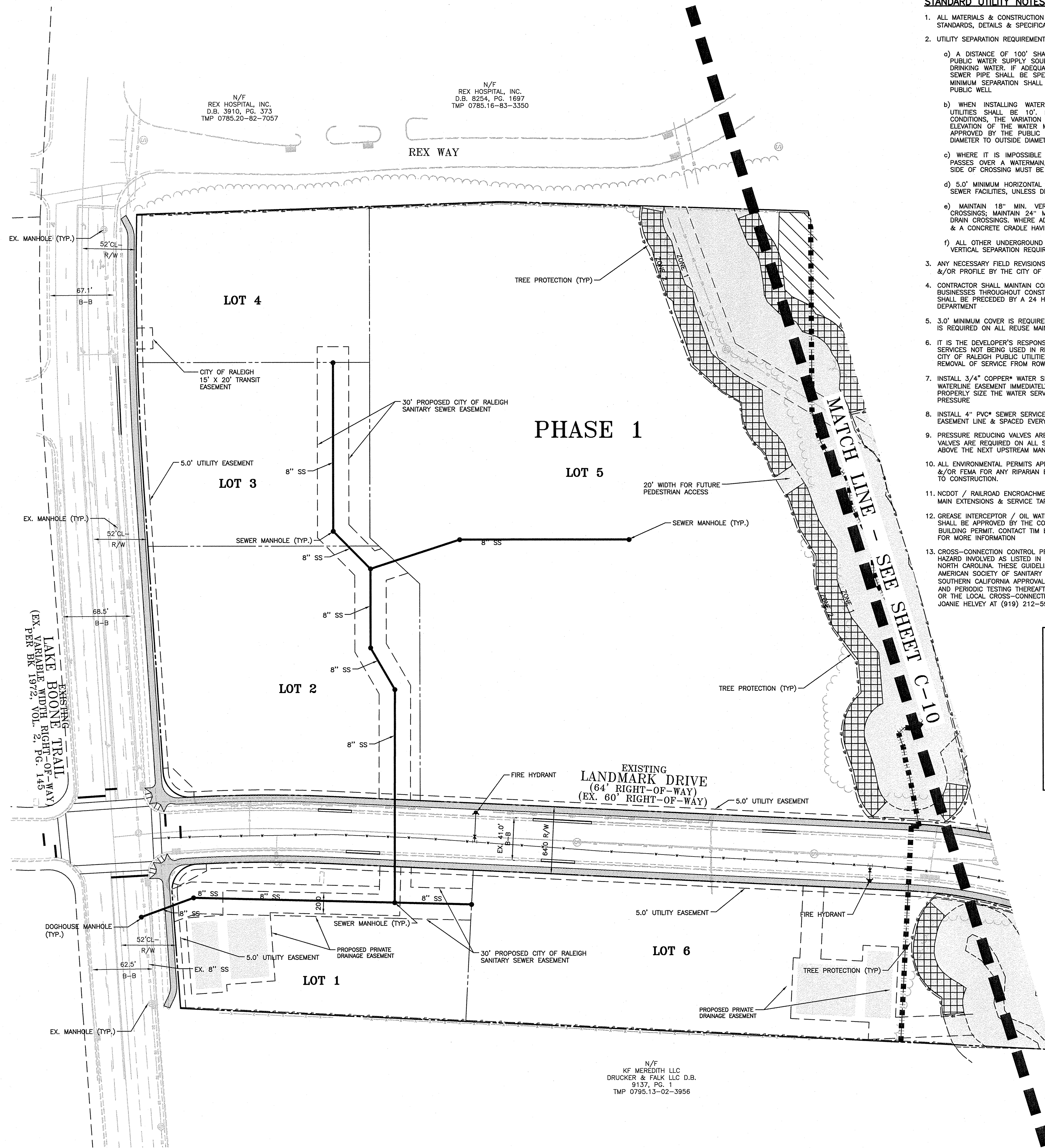
## VILLAGES OF LAKE BOONE TRAIL PRELIMINARY SUBDIVISION PLAN RALEIGH, NORTH CAROLINA

PROJECT NO. TBR-14000  
FILENAME: TBR140000-S1  
DESIGNED BY: -  
DRAWN BY: -  
SCALE: 1"=50'  
DATE: 03-05-2015  
SHEET NO. C-6





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#### STANDARD UTILITY NOTES (as applicable)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE
- INSTALL 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC\* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 100 LINEAR FEET MAXIMUM
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HELVEY AT (919) 212-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION

#### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

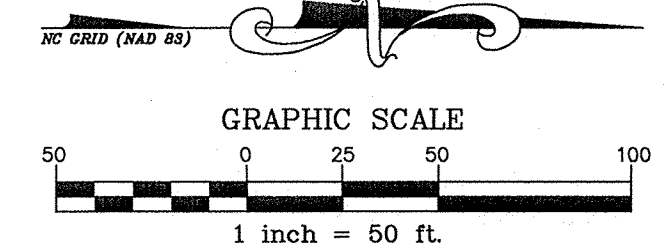
Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

#### TREE CONSERVATION LEGEND

	PRIMARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA
	SECONDARY TREE CONSERVATION AREA--INDIVIDUAL TREES

#### UTILITY LEGEND

	FIRE HYDRANT ASSEMBLY		YARD LIGHTS
	FIRE DEPARTMENT CONNECTION (FDC)		LIGHT POLE
	WATER METER		POWER POLE
	WATER VALVE		LINE BREAK SYMBOL
	POST INDICATOR VALVE		WATERLINE
	VALVE IN MANHOLE		WATER SERVICE LINE
	METER & VAULT		UTILITY SLEEVE
	BACKFLOW PREVENTER		SANITARY SEWER
	REDUCER		SEWER SERVICE LINE
	PLUG		GAS LINE
	BLOW-OFF ASSEMBLY		OVERHEAD UTILITY
	SANITARY SEWER MANHOLE		UNDERGROUND ELECTRIC
	SEWER CLEAN-OUT		TELEPHONE
	GREASE TRAP		EASEMENT LINE
	SEWER FLOW DIRECTION ARROW		



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

#### ADDITIONAL UTILITY NOTES

- ALL WATER MAINS AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
- ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3"Wx3'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
- ALL EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED IN FIELD BY CONTRACTOR BEFORE CONSTRUCTION
- PRIVATE IRRIGATION MAINS WILL BE INSTALLED OUTSIDE OF THE RIGHT-OF-WAY. WHEN THE PRIVATE IRRIGATION MAINS CROSS PUBLIC RIGHT-OF-WAY, A DUCTILE IRON SLEEVE WILL BE INSTALLED TO CONVEY THE PRIVATE IRRIGATION PIPE. ON-SITE STORMWATER MANAGEMENT PONDS SERVE AS WATER SUPPLY FOR PRIVATE IRRIGATION MAINS. AN ENCROACHMENT AGREEMENT MUST BE OBTAINED FROM CITY OF RALEIGH PUBLIC WORKS DEPARTMENT FOR ANY ENCROACHMENT OF PRIVATE IRRIGATION SYSTEM INTO PUBLIC RIGHT-OF-WAY.
- RECLAIMED (REUSE) WATER MAINS SHALL BE PURPLE (PANTONE 522) PVC (C-900), UNLESS NOTED OTHERWISE ON THE PLANS.
- ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
- HYDRANT LOCATIONS WILL BE 4 FEET FROM BACK OF CURB (AS SHOWN ON THESE PLANS) ALONG STREET A, STREET B AND PERRY CREEK ROAD. HYDRANTS ALONG THE REMAINDER OF THE STREETS SHALL BE PLACED BEHIND THE SIDEWALK, OUTSIDE THE RIGHT-OF-WAY IN A 3'X3' CITY OF RALEIGH WATERLINE EASEMENT (AS SHOWN ON THESE PLANS). PER THE CITY OF RALEIGH DETAIL W-4. NO PARKING SIGNS WILL BE INSTALLED 15 FEET EITHER SIDE OF THE FIRE HYDRANT.
- TRACER WIRE REQUIRED FOR WATER & SEWER AS PER CITY OF RALEIGH STANDARDS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.  
2805 Meidian Parkway  
Durham, North Carolina 27713  
License No: C-0293  
(900) 733-5646 • McAdamsCo.com




OWNER:  
Tribridge Residential, LLC  
1575 Northside Drive NW  
Building 100, Suite 200  
Atlanta, Georgia 30318

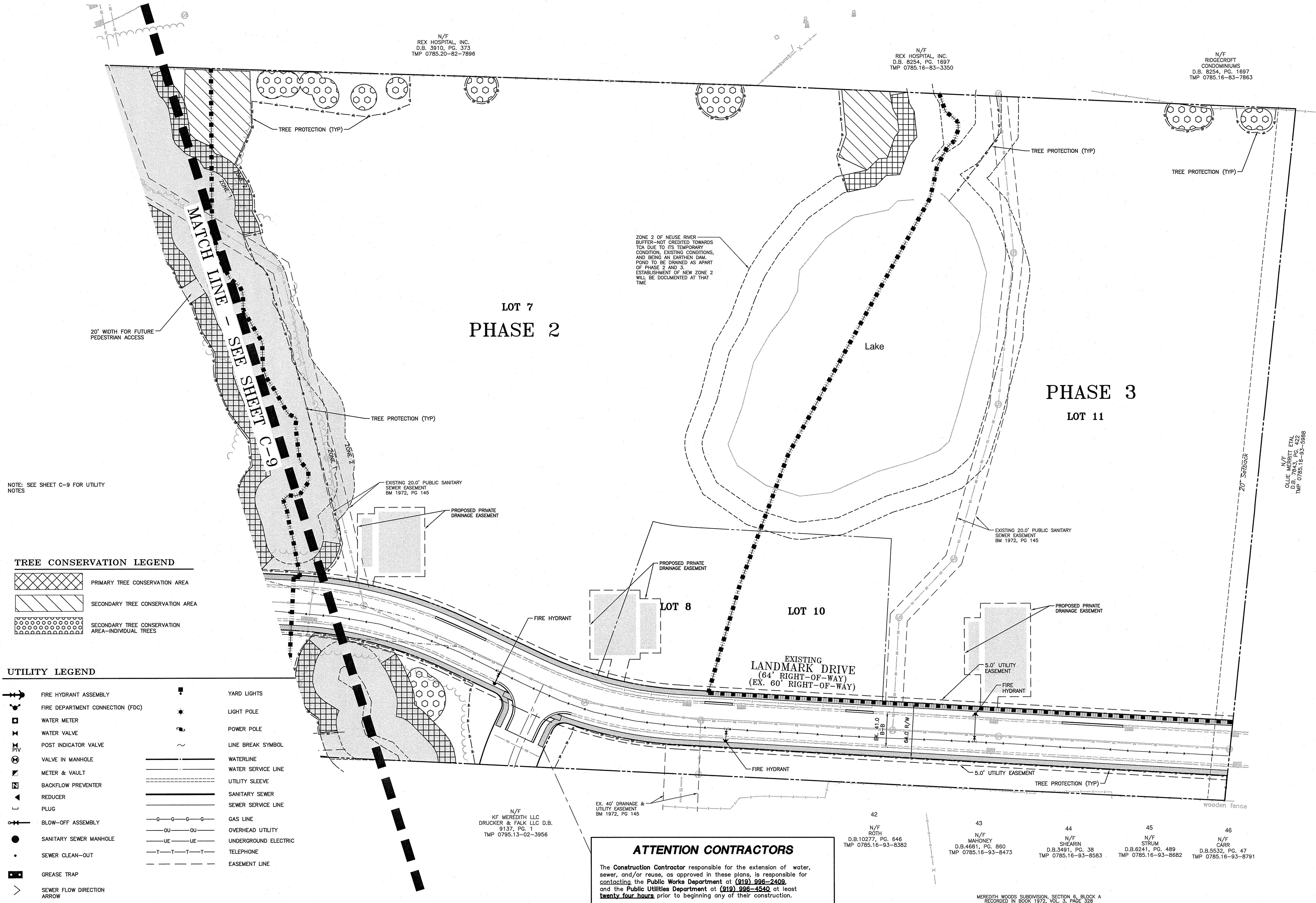
VILLAGES OF LAKE BOONE TRAIL  
PRELIMINARY SUBDIVISION PLAN  
RALEIGH, NORTH CAROLINA  
UTILITY PLAN (SOUTH)

PROJECT NO. TBR-14000  
FILENAME: TBR14000-U1  
DESIGNED BY: -  
DRAWN BY: -  
SCALE: 1"=50'  
DATE: 03-05-2015  
SHEET NO. C-9

McAdams



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REVISIONS:
1. PER CITY OF RALEIGH COMMENTS

**OWNER:**  
Tribridge Residential, LLC  
1575 Northside Drive NW  
Building 100, Suite 200  
Atlanta, Georgia 30318

**VILLAGES OF LAKE BOONE TRAIL**  
**PRELIMINARY SUBDIVISION PLAN**  
RALEIGH, NORTH CAROLINA

**UTILITY PLAN (NORTH)**

PROJECT NO. TBR-14000  
FILENAME: TBR14000-U1  
DESIGNED BY: -  
DRAWN BY: -  
SCALE: 1"=50'  
DATE: 03-05-2015  
SHEET NO. C-10



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



TREE CONSERVATION AREA CALCULATIONS

SITE AREA: 29.05 AC  
TOTAL ROW DEDICATION: .38 AC  
TOTAL ROW ABANDONED: 1.97 AC  
NET SITE AREA: 30.65 AC  
REQUIRED TCA: 1.0% (3.06 AC)  
PROVIDED TCA: 3.56% (1.09 AC)

- PRIMARY TREE CONSERVATION AREA—ZONE 2 NEUSE RIVER BUFFER: 0.60 AC  
SECONDARY TREE CONSERVATION AREA—65' PERIMETER YARD: 0.26 AC  
SECONDARY TREE CONSERVATION AREA—BUYOUT: .08 AC  
SECONDARY TREE CONSERVATION AREA—INDIVIDUAL TREES: .23 AC

BASAL AREA TOTALS (SQ.FT/AC)  
(SEE TCA REPORT FOR CALCULATIONS—THIS SHEET)

- 1) 50  
2) 68  
3) 88  
4) 119

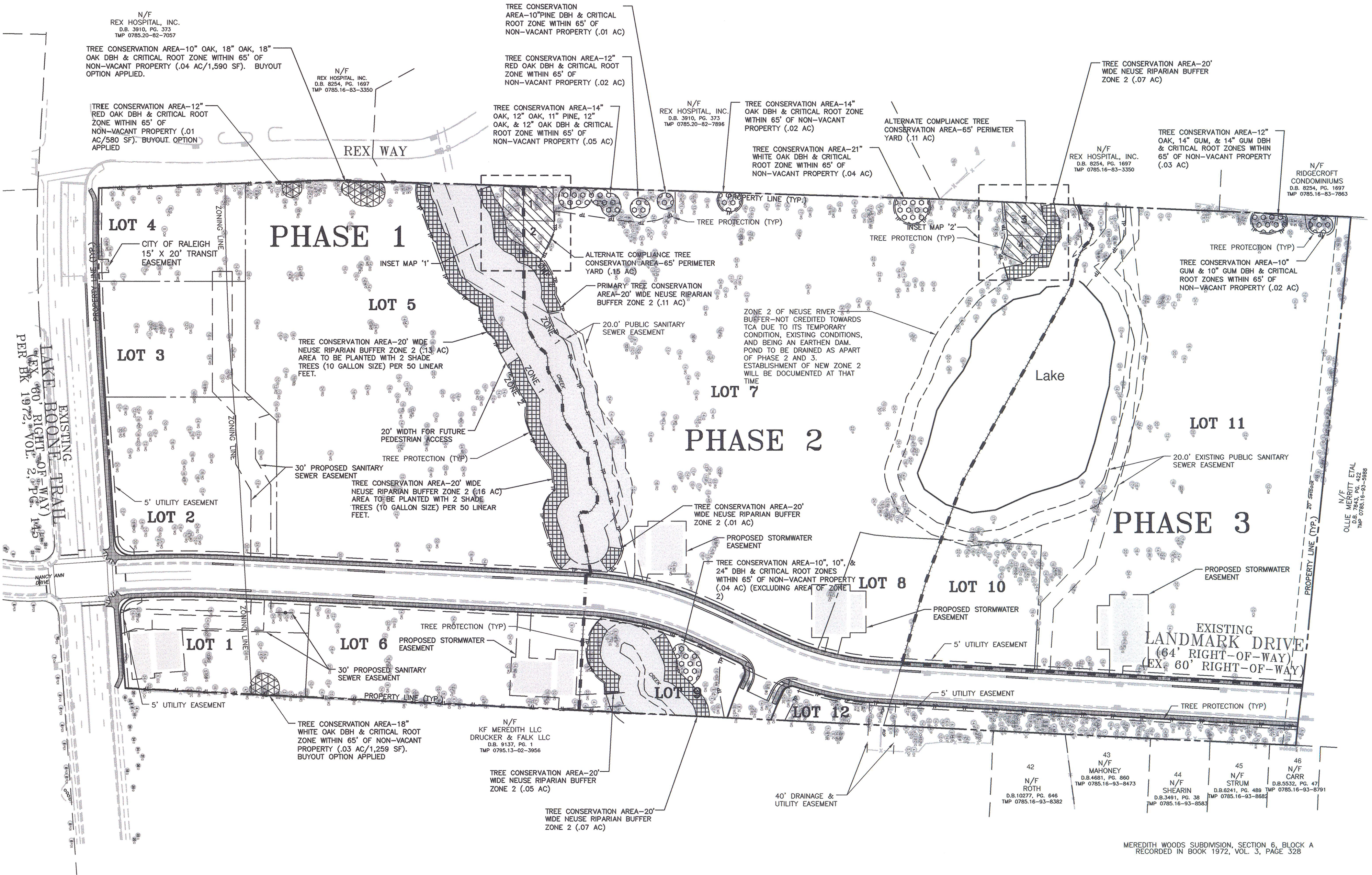
THOROUGHFARE CALCULATIONS

LAKE BOONE TRAIL

NOT APPLICABLE DUE TO PARKING LIMITED FRONTAGE TYPE APPLIED TO ZONING

NOTES:

1. DUE TO THE PARKING LIMITED FRONTAGE TYPE IN THE AREA ZONED CX-5 (PL), TREE CONSERVATION IS NOT REQUIRED WITHIN 100' OF LAKE BOONE TRAIL AND 100' OF LANDMARK DRIVE IN THE CX-5 (PL) ZONED AREA PER UDO SECTION 3.4.5.C3 (BUILD TO) AND UDO SECTION 9.1.3.A.2. SEE SHEET C-5 FOR 100' BUILD-TO LINE AND AREA ZONED CX-5 (PL).  
2. BUYOUT OPTION APPLIED FOR 5 TREES IN PHASE 1. TOTAL AMOUNT TO BE BOUGHT-OUT IS 3,429 SF. TOTAL MONETARY AMOUNT TO BE DETERMINED AT TIME OF PERMITTING.



MEREDITH WOODS SUBDIVISION, SECTION 6, BLOCK A  
RECORDED IN BOOK 1972, VOL. 3, PAGE 328

VILLAGES OF LAKE BOONE TRAIL

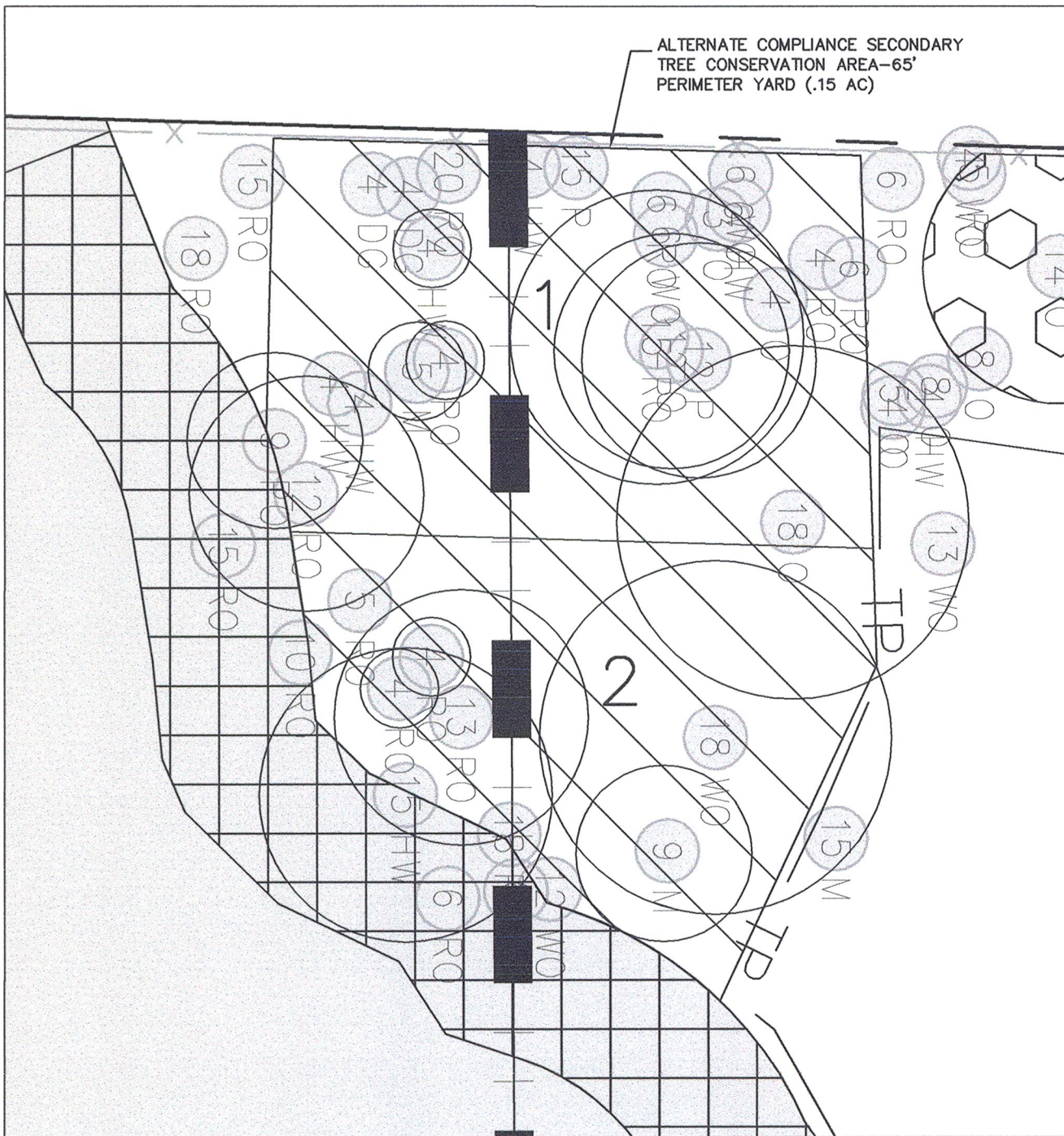
TREE CONSERVATION REPORT

RALEIGH, NORTH CAROLINA

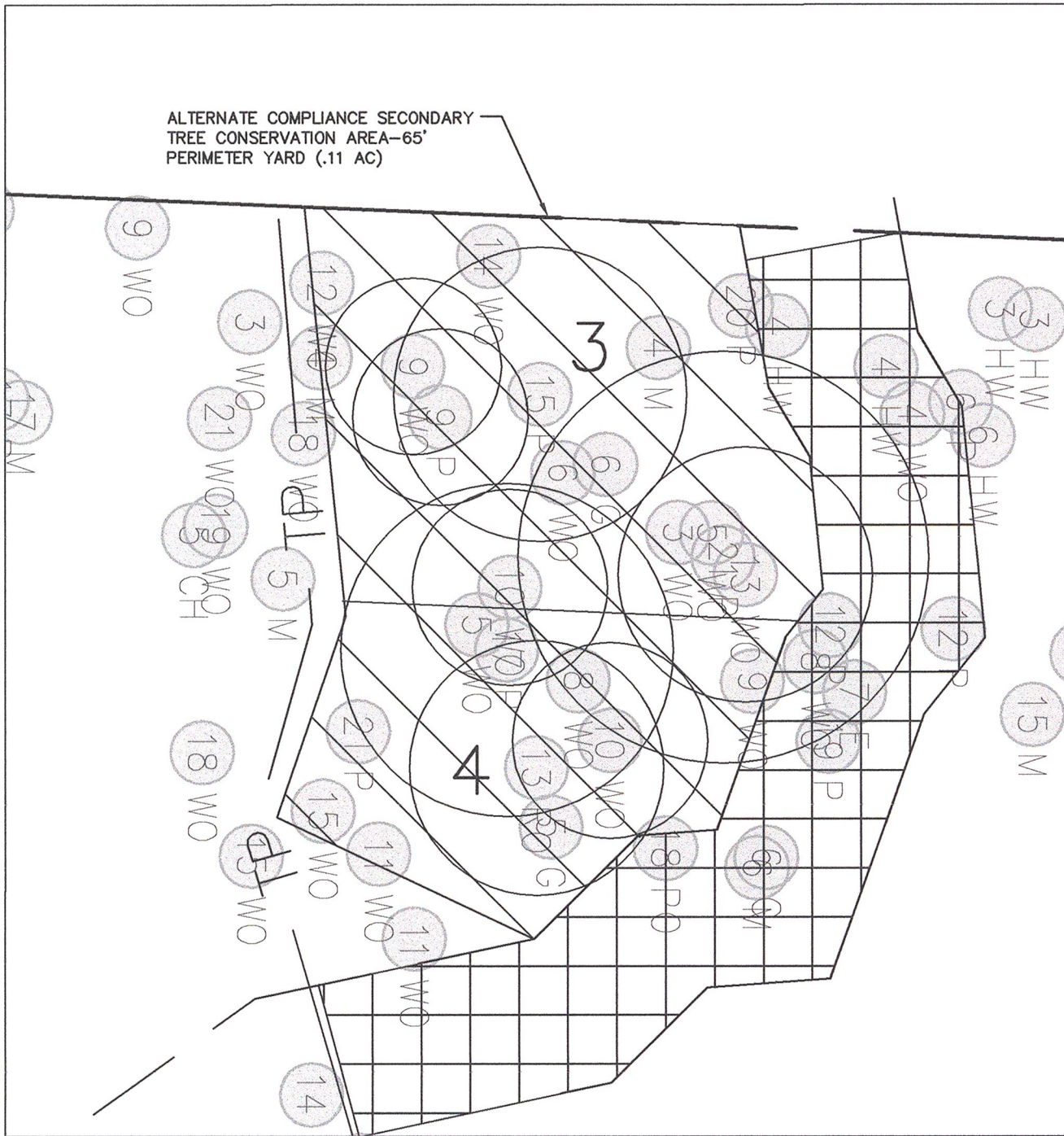


DATE:	February 9, 2012
JOB NAME:	VILLAGES OF LAKE BOONE TRAIL
JOB NUMBER:	TBR-14000
CLIENT:	TRIBRIDGE RESIDENTIAL, LLC

AREA	TREES (S)	RADIUS (FT)	SPECIES	BASAL AREA (SQ)	TOTAL BASAL AREA	AREA (AC)	BASAL AREA PER AC	PHOTO
1	15	0.625	RED OAK	1.272148438	433992429	.399	0.087213	See sheet TC-1
1	12	0.5	PINE	0.783375				
1	9	0.375	POPLAR	0.441772438				
1	12	0.5	RED OAK	0.783375				
1	5	0.208333333	MAPLE	0.1368498126				
1	4	0.166666667	HARDWOOD	0.087263889				
1	4	0.166666667	POPLAR	0.087263889				
2	15	0.541666667	RED OAK	0.931724826	433228229	.205	0.0864637	See sheet TC-1
2	4	0.166666667	RED OAK	0.087263889				
2	4	0.166666667	RED OAK	0.087263889				
2	15	0.625	HARDWOOD	1.272148438				
2	18	0.75	WHITE OAK	1.76709375				
2	9	0.375	MAPLE	0.441772438				
2	0	0		0				
2	0	0		0				
2	0	0		0				
3	15	0.625	PINE	1.272148438	5.983010382	.253	0.0677916	See sheet TC-1
3	9	0.375	WHITE OAK	0.441772438				
3	9	0.375	PINE	0.441772438				
3	13	0.541666667	WHITE OAK	0.931724826				
3	21	0.875	WHITE OAK	2.405210018				
3	10	0.416666667	WHITE OAK	0.515399306				
3	0	0		0				
3	0	0		0				
3	0	0		0				
4	10	0.701666667	WHITE OAK	1.608891281	1.181781451	.189	0.0415017	See sheet TC-1
4	11	0.541666667	PINE	0.931724826				
4	17	0.708333333	RED OAK	1.576201999				
4	5	0.208333333	WHITE OAK	0.1368498126				
4	5	0.208333333	SWETTSCUM	0.1368498126				
4	9	0.375	WHITE OAK	0.441772438				
4	0	0		0				
4	0	0		0				
4	0	0		0				



INSET MAP 1



INSET MAP 2



AREA 1

AREA 2

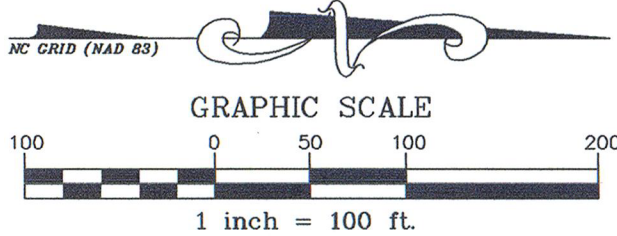


AREA 3

AREA 4

TREE LEGEND

- 10C CEDAR  
10E ELM  
12G SWEET GUM  
14HW MISC. HARDWOOD  
14HO HOLLY  
10MG MAGNOLIA  
15M MAPLE  
10O OAK  
18P PINE  
14PO POPLAR  
14SY SYCAMORE  
DOUBLE AND TRIPLE TRUNKS  
20D-0 DOUBLE OAK  
20T-0 TRIPLE OAK  
20T-0 TYPE OF TREE  
20T-0 TYPE OF TREE  
D FOR DOUBLE, T FOR TRIPLE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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COMPANY, INC.  
2805 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0283  
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REVISIONS:

NO.	DATE	DESCRIPTION
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OWNER:  
Tribridge Residential, LLC  
1575 Northside Drive NW  
Building 100, Suite 200  
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VILLAGES OF LAKE BOONE TRAIL  
PRELIMINARY SUBDIVISION PLAN  
RALEIGH, NORTH CAROLINA  
TREE CONSERVATION PLAN

PROJECT NO.	TBR-14000
FILENAME:	TBR140000-TCA
DESIGNED BY:	-
DRAWN BY:	-
SCALE:	1"=100'
DATE:	03-05-2015
SHEET NO.	TC-1

